

Property Location

104 ORCHARD RD

Map ID

46/ 50/ 16/ /

Bldg Name

State Use

101

Vision ID

6232

Account #

6318

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:24:15

| CURRENT OWNER                                                                                                     |            | TOPO TYPE         | UTILITY           | STREET                                                          | LOCATION    | CURRENT ASSESSMENT |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <div>1006</div> <div>EAST LONGMEADOW</div> |          |         |         |                |         |                  |          |          |        |               |            |  |         |
|-------------------------------------------------------------------------------------------------------------------|------------|-------------------|-------------------|-----------------------------------------------------------------|-------------|--------------------|------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------|---------|---------|----------------|---------|------------------|----------|----------|--------|---------------|------------|--|---------|
| VANCINI CAROLA<br>VANCINI ALAN M<br>104 ORCHARD RD<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_385070_2856988 |            | TOPO WET          | EASEMENT          | TRAFFIC                                                         | CORNER      | Description        | Code       | Appraised                                                           | Assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
|                                                                                                                   |            |                   |                   |                                                                 |             | RESIDNTL.          | 101        | 438300                                                              | 438,300                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
|                                                                                                                   |            | DRAINAGE          |                   | VIEW                                                            | COMMUNITY   | RES LAND           | 101        | 164100                                                              | 164,100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
|                                                                                                                   |            | SUPPLEMENTAL DATA |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed                                        |            |                   |                   | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |             |                    |            | Total                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 602,400                                    | 602,400  |         |         |                |         |                  |          |          |        |               |            |  |         |
| RECORD OF OWNERSHIP                                                                                               |            | BK-VOL/PAGE       | SALE DATE         | Q/U                                                             | V/I         | SALE PRICE         | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| VANCINI CAROLA<br>VANCINI CAROLA<br>VANCINI,ALAN M<br>CHAPDELAINE JOSEPH + SONS,<br>CHAPDELAINE JOSEPH + SONS,    |            | 25148             | 0384              | 09-11-2023                                                      | U           | I                  | 100        | 1A                                                                  | Year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Code                                       | Assessed | Year    | Code    | Assessed       | Year    | Code             | Assessed |          |        |               |            |  |         |
|                                                                                                                   |            | 16145             | 0516              | 08-15-2006                                                      | U           | I                  | 1          | 1A                                                                  | 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 101                                        | 402,600  | 2022    | 101     | 368,100        | 2021    | 101              | 353,100  |          |        |               |            |  |         |
|                                                                                                                   |            | 12213             | 0129              | 03-13-2002                                                      | U           | I                  | 400,600    |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 101                                        | 150,100  |         | 101     | 152,500        |         | 101              | 142,100  |          |        |               |            |  |         |
|                                                                                                                   |            | 05791             | 0512              | 04-10-1985                                                      | U           | V                  | 1          | 1L                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
|                                                                                                                   |            | 00000             | 0000              |                                                                 | U           | 0                  |            | Total                                                               | 552,700                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                            | Total    | 520,600 |         | Total          | 495,200 |                  |          |          |        |               |            |  |         |
| EXEMPTIONS                                                                                                        |            |                   | OTHER ASSESSMENTS |                                                                 |             |                    |            | This signature acknowledges a visit by a Data Collector or Assessor |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| Year                                                                                                              | Code       | Description       | Amount            | Code                                                            | Description | YEAR               | Amount     |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          | Comm Int |        |               |            |  |         |
|                                                                                                                   |            |                   |                   |                                                                 |             |                    |            |                                                                     | <div>APPRaised VALUE SUMMARY</div> <div>Appraised BLDG. Value (Card)</div> <div>438,300</div> <div>Appraised Xf (B) Value (Bldg)</div> <div>0</div> <div>Appraised Ob (B) Value (Bldg)</div> <div>0</div> <div>Appraised Land Value (Bldg)</div> <div>164,100</div> <div>Special Land Value</div> <div>0</div> <div>Total Appraised Parcel Value</div> <div>602,400</div> <div>Valuation Method</div> <div>C</div> <div>Adjustment</div> <div></div> <div>Net Total Appraised Parcel Value</div> <div>602,400</div> |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| Total                                                                                                             |            |                   |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| ASSESSING NEIGHBORHOOD                                                                                            |            |                   |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| Nbhd                                                                                                              |            | Nbhd Name         |                   | Tracing                                                         |             | Batch              |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| 0001                                                                                                              |            |                   |                   | 101                                                             |             | NV                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| NOTES                                                                                                             |            |                   |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| SUB DIV #834 ORCHARD HILLS                                                                                        |            |                   |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| BUILDING PERMIT RECORD                                                                                            |            |                   |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | VISIT / CHANGE HISTORY                     |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| Permit Id                                                                                                         | Issue Date | Type              | Description       | Amount                                                          | Insp Date   | % Comp             | Date Comp  | Comments                                                            | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Type                                       | Is       | Id      | Cd      | Purpose/Result |         |                  |          |          |        |               |            |  |         |
| 272                                                                                                               | 10-10-2001 | 2                 | DWELLING          | 245,000                                                         |             |                    |            | OC 3/14/02                                                          | 05-30-2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |          | 333     | 3       | MEAS+INSPCTD   |         |                  |          |          |        |               |            |  |         |
|                                                                                                                   |            |                   |                   |                                                                 |             |                    |            |                                                                     | 09-29-2010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |          | 311     | 2       | MEASURED       |         |                  |          |          |        |               |            |  |         |
|                                                                                                                   |            |                   |                   |                                                                 |             |                    |            |                                                                     | 06-30-2004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |          | 328     | 16      | FIELDREV CHG   |         |                  |          |          |        |               |            |  |         |
|                                                                                                                   |            |                   |                   |                                                                 |             |                    |            |                                                                     | 03-17-2004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |          | 250     | 22      | MAILER SENT    |         |                  |          |          |        |               |            |  |         |
|                                                                                                                   |            |                   |                   |                                                                 |             |                    |            |                                                                     | 02-02-2004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |          | 311     | 15      | PERMIT VISIT   |         |                  |          |          |        |               |            |  |         |
|                                                                                                                   |            |                   |                   |                                                                 |             |                    |            |                                                                     | 09-13-2002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |          | 250     | 22      | MAILER SENT    |         |                  |          |          |        |               |            |  |         |
|                                                                                                                   |            |                   |                   |                                                                 |             |                    |            |                                                                     | 09-13-2002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |          | 274     | 2       | MEASURED       |         |                  |          |          |        |               |            |  |         |
| LAND LINE VALUATION SECTION                                                                                       |            |                   |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                |         |                  |          |          |        |               |            |  |         |
| B                                                                                                                 | Use Co     | Description       | Zone              | D                                                               | Fronta      | Depth              | Land Units | Unit Price                                                          | I. Fact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | S.A.                                       | Ac Di    | C. Fact | St. Idx | Adj            | Notes   | Special Pricing  |          |          | Size A | Adj Unit Pric | Land Value |  |         |
| 1                                                                                                                 | 101        | ONE FAM           | RA                |                                                                 |             |                    | 40,000 SF  | 3.12                                                                | 1.250                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 9                                          | LAND     | 1.00    | NV      | 1.00           |         |                  | 0        |          | 1.000  | 3.9           | 156,000    |  |         |
| 1                                                                                                                 | 101        | ONE FAM           | RA                |                                                                 |             |                    | 1.160 AC   | 7,000.00                                                            | 1.000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0                                          |          | 1.00    | NV      | 1.00           |         |                  | 0        |          | 1.000  | 7,000         | 8,100      |  |         |
| Total Card Land Units                                                                                             |            |                   |                   |                                                                 |             |                    | 2.08 AC    | Parcel Total Land Area:                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |          |         |         |                | 2.08    | Total Land Value |          |          |        |               |            |  | 164,100 |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 06   | COLONIAL    | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     |             |             |
| Grade               | B+   | GOOD (+)    | #Heat Sys                       | 1.00        |             |
| Stories             | 2.00 | 2 STORY     | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE    | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL       | Code                            | Description |             |
| Exterior Wall 2     | 16   | STONE VENR  | 101                             | ONE FAM     | 100         |
| Roof Structure      | 2    | HIP         |                                 |             | 0           |
| Roof Cover          | 1    | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL     | COST / MARKET VALUATION         |             |             |
| Interior Wall 2     |      |             | Adj Base Rate                   | 110.68      |             |
| Interior Floor 1    | 3    | HARDWOOD    | RCN                             | 498,072     |             |
| Interior Floor 2    | 4    | CARPET      | Net Other Adj                   |             |             |
| Heat Fuel           | 2    | GAS         | Year Built                      | 2001        |             |
| Heat Type           | 1    | FORCED H/A  | Effective Year Built            | 2009        |             |
| AC Type             | 03   | FULL        | Depreciation Code               | GD          |             |
| Bedrooms            | 4    |             | Remodel Rating                  |             |             |
| Full Baths          | 2    |             | Year Remodeled                  |             |             |
| Half Baths          | 1    |             | Depreciation %                  | 12          |             |
| Extra Fixtures      | 0    |             | Functional Obsol                |             |             |
| Total Rooms         | 8    |             | External Obsol                  |             |             |
| Bath Style          | V    | VERY GOOD   | Cost Trend Factor               | 1           |             |
| Half Bath Style     | V    | VERY GOOD   | Condition                       |             |             |
| Kitchens            | 1    |             | % Complete                      |             |             |
| Kitchen Style       | V    | V GOOD      | Overall % Condition             | 88          |             |
| Extra Kitchens      | 0    |             | RCNLD                           | 438,300     |             |
| Extra Kitchen St    |      |             | Dep % Ovr                       |             |             |
| FBM Sqft            |      |             | Dep Ovr Comment                 |             |             |
| FBM Quality         |      |             | Misc Imp Ovr                    |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr Comment            |             |             |
| WS Flues            |      |             | Cost to Cure Ovr                |             |             |
| Central Vac         | 0    | NO          | Cost to Cure Ovr Comment        |             |             |
| Frame               | 1    | WOOD        |                                 |             |             |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |    |          |     |       |            |        |   |      |      |     |      |            |
|--------------------------------------------------------------------|-------------|----|----------|-----|-------|------------|--------|---|------|------|-----|------|------------|
| Code                                                               | Description | Su | Sub Type | Lan | Units | Unit Price | Yr Blt | % | Dep. | Cond | Gra | Qual | Apprais Va |
|                                                                    |             |    |          |     |       |            |        |   |      |      |     |      |            |

| BUILDING SUB-AREA SUMMARY SECTION |                  |        |       |          |           |                |  |
|-----------------------------------|------------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description      | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT         | 0      | 1,732 |          | 31.84     | 55,147         |  |
| FFL                               | 1ST FLOOR        | 1,832  | 1,832 |          | 159.38    | 291,990        |  |
| GAR                               | GARAGE           | 0      | 576   |          | 63.64     | 36,658         |  |
| OFP                               | OPEN PORCH       | 0      | 18    |          | 17.71     | 319            |  |
| PAT                               | PATIO            | 0      | 533   |          | 8.07      | 4,303          |  |
| SFL                               | 2ND FLOOR        | 459    | 459   |          | 159.38    | 73,157         |  |
| UHS                               | UNFIN HALF STORY | 0      | 763   |          | 47.84     | 36,499         |  |
| Ttl Gross Liv / Lease Area        |                  | 2,291  | 5,913 |          |           | 498,072        |  |

