

State Use 101
Print Date 11/14/2023 12:28:43

CURRENT OWNER						TOPO TYPE			UTILITY			STREET			LOCATION			CURRENT ASSESSMENT											
BORRELLO PETER J 118 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385155_2856721																		Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW		
						TOPO WET			EASEMENT			TRAFFIC			CORNER			RESIDENTL.		101	434400			434,400					
						DRAINAGE						VIEW			COMMUNITY			RES LAND		101	159200			159,200					
						SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		593,600			593,600										
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
BORRELLO PETER J YAHRES JOHN B LE YAHRES TONI J YAHRES JOHN B, YAHRES,JOHN CHAPDELAINE JOSEPH + SONS,						20701	0581	05-14-2015	Q	I	372,500		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
						19051	0149	12-22-2011	U	I	1		1A	2023	101	402,900	2022	101	367,100	2021	101	351,800							
						13339	0250	07-01-2003	U	I	100		1A		101	145,200		101	147,600		101	137,200							
						12390	0023	06-12-2002	U	V	115,000		1P																
CHAPDELAINE JOSEPH + SONS,						05631	0527	06-14-1984	U	V	1		1E	Total		548,100		Total		514,700		Total		489,000					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description				Amount		Code	Description			YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 434,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 159,200 Special Land Value 0 Total Appraised Parcel Value 593,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 593,600												
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd			Nbhd Name				Tracing				Batch																		
0001							101				NV																		
NOTES																													
SUB DIV 834 ORCHARD HILL																													
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									
122		05-13-2002		2	DWELLING		310,000						OC 11/14/02		05-30-2018			333	2	MEASURED									
															09-29-2010			311	2	MEASURED									
															04-06-2004			317	14	INSPECTED									
															03-17-2004			250	22	MAILER SENT									
															02-02-2004			311	15	PERMIT VISIT									
															01-30-2003			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				0.450	AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	3,200						
Total Card Land Units								1.37	AC	Parcel Total Land Area: 1.37								Total Land Value								159,200			

Property Location 118 ORCHARD RD
 Vision ID 6257 Account # 6343

Map ID 46/ 48/ 18/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		107.34
Interior Floor 2	4	CARPET	RCN		493,590
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2002
AC Type	03	FULL	Effective Year Built		2009
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		12
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		88
Extra Kitchen St			RCNLD		434,400
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	1,684		29.21	49,184	
FFL	1ST FLOOR	1,684	1,684		145.95	245,773	
GAR	GARAGE	0	539		58.49	31,524	
HST	HALF STORY	517	1,034		72.97	75,454	
OPF	OPEN PORCH	0	54		13.51	730	
OSP	SCRN PORCH	0	192		22.04	4,232	
TQS	3/4 STORY	535	713		109.51	78,081	
WDK	WOOD DECK	0	296		29.09	8,611	
Ttl Gross Liv / Lease Area		2,736	6,196			493,590	

