

State Use 101
Print Date 11/14/2023 12:31:10

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
MORNEAU JEFFREY S MORNEAU KATHLEEN B 77 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385813_2857095												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	513800		513,800									
				DRAINAGE				VIEW		COMMUNITY		RES LAND	101	154300		154,300									
												RESIDNTL.	101	20900		20,900									
				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		689,000		689,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MORNEAU JEFFREY S MESSENGER MICHELE L, MESSINGER,THOMAS J CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				18851	0464	07-22-2011	U	I	469,000		1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				14744	0129	01-04-2005	U	I	1		1P	2023	101	474,800	2022	101	433,900	2021	101	417,500					
				11458	0523	12-28-2000	U	V	75,000		1P	101	139,500	101	141,900	101	131,700								
				03336	0247	05-13-1968	U	V	1		1E	101	20,300	101	20,300	101	20,300								
				00000	0000		U		0			Total	634,600	Total	596,100	Total	569,500								
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description			Amount		Code	Description			YEAR											Amount		Comm Int	
Total																									
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 513,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,900 Appraised Land Value (Bldg) 154,300 Special Land Value 0 Total Appraised Parcel Value 689,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 689,000													
Nbhd		Nbhd Name			Tracing			Batch																	
0001					101			NV																	
NOTES																									
SUB DIV 834 ORCHARD HILL SUB DIV 856																									
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								
201803079	10-30-2018	62	SOLAR		45,000	06-06-2019	100	06-06-2019	ASSUME COMPLET INGROUND			08-14-2019			334	2	MEASURED								
201702386	08-23-2017	91	INSULATION		4,108	06-06-2019	100	06-06-2019				06-06-2019			400	15	PERMIT VISIT								
253	09-26-2001	11	POOL		19,000											317	3	MEAS+INSPCTD							
336	12-06-2000	2	DWELLING		353,973											311	1	LEFT NOTICE							
																274	14	INSPECTED							
															250	22	MAILER SENT								
															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				35,221 SF	3.50	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.38	154,300				
Total Card Land Units							0.81 AC	Parcel Total Land Area: 0.81							Total Land Value							154,300			

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	8	BRICK VENR	101	ONE FAM	
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	100.53	
Interior Floor 2	4	CARPET	RCN	552,497	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2001	
AC Type	03	FULL	Effective Year Built	2014	
Bedrooms	4		Depreciation Code	VG	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	7	
Total Rooms	8		Functional Obsol		
Bath Style	V	VERY 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	93	
Extra Kitchen St			RCNLD	513,800	
FBM Sqft	1244		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		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
11	POOL I-V	OB	Outbuildi	L	954	29.00	2001	70	0.00	GD	A	1.00	19,400
02	SHED/FR			L	180	12.00	2008	70	0.00	GD	A	1.00	1,500
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	93	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,659		29.83	49,495	
CFL	CATHEDRAL CE	240	240		153.43	36,823	
FFL	1ST FLOOR	1,419	1,419		149.08	211,547	
GAR	GARAGE	0	691		59.55	41,147	
HST	HALF STORY	260	520		74.54	38,761	
OPF	OPEN PORCH	0	204		14.62	2,982	
SFL	2ND FLOOR	64	64		149.08	9,541	
TQS	3/4 STORY	1,088	1,450		111.86	162,201	
Ttl Gross Liv / Lease Area		3,071	6,247			552,497	

