

State Use 101
Print Date 11/14/2023 12:31:21

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
ROSS CHARLES B ROSS LAUREEN 86 ORCHARD RD EAST LONGMEADOW MA 01028				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
												RESIDNTL.		101		347500		347,500																									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		153100		153,100																									
												RESIDNTL.		101		3100		3,100																									
GIS ID F_385620_2857345				Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		503,700		503,700																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
ROSS CHARLES B CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				11778 0429 03336 0247 00000 0000		07-27-2001 05-13-1968		U U I V U		281,875 1 0		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
												2023		101		323,200		2022		101		292,600		2021		101		280,800															
														101		137,500				101		140,300				101		129,800															
														101		2,400				101		2,400				101		2,400															
												Total		463,100		Total		435,300		Total		413,000																					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																															
Year		Code		Description		Amount		Code		Description																YEAR		Amount		Comm Int													
Total																																											
ASSESSING NEIGHBORHOOD																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 347,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,100 Appraised Land Value (Bldg) 153,100 Special Land Value 0 Total Appraised Parcel Value 503,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 503,700																									
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															
251		08-30-2000		2		DWELLING		173,000										05-30-2018 09-29-2010 09-13-2002 05-31-2001						333 311 274 247		3 2 3 2		MEAS+INSPCTD MEASURED MEAS+INSPCTD 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								31,892		SF		3.84		1.250		9		LAND		1.00		NV		1.00				0				1.000		4.8		153,100	
Total Card Land Units														0.73		AC		Parcel Total Land Area: 0.73				Total Land Value										153,100											

Property Location 86 ORCHARD RD
 Vision ID 6273 Account # 6359

Map ID 46/ 67/ 42/ /
 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	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			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2	4	CARPET	Adj Base Rate	118.47	
Heat Fuel	2	GAS	RCN	399,394	
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	03	FULL	Year Built	2000	
Bedrooms	4		Effective Year Built	2008	
Full Baths	2		Depreciation Code	GD	
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %	13	
Bath Style	G	GOOD	Functional Obsol		
Half Bath Style	G	GOOD	External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	G	GOOD	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	87	
FBM Sqft	400		RCNLD	347,500	
FBM Quality	3		Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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
02	SHED/FR			L	160	12.00	2002	70	0.00	GD	G	1.25	1,700
28	B-BALL C			L	1	0.00	2009	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	858		33.26	28,540	
CFL	CATHEDRAL CE	377	377		170.77	64,381	
FFL	1ST FLOOR	537	537		165.93	89,105	
GAR	GARAGE	0	596		66.26	39,491	
HST	HALF STORY	110	220		82.97	18,252	
OPF	OPEN PORCH	0	90		16.59	1,493	
PAT	PATIO	0	196		8.47	1,659	
SFL	2ND FLOOR	943	943		165.93	156,472	
Ttl Gross Liv / Lease Area		1,967	3,817			399,394	

