

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

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
BEDFORD JOHN D 71 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385952_2857112												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		436900		436,900																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		154500		154,500																	
												RESIDNTL.		101		16500		16,500																	
				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		607,900		607,900																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
BEDFORD JOHN D BEDFORD JOHN D CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				20952 0344		11-16-2015		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				13365 0382		07-11-2003		U		I		414,900				2023		101		405,000		2022		101		364,700		2021		101		349,400			
				03336 0247		05-13-1968		U		V		1		1E				101		139,900				101		142,000				101		131,700			
				00000 0000				U				0						101		16,500				101		16,500				101		16,500			
																Total		561,400		Total		523,200		Total		497,600									
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) 436,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,500 Appraised Land Value (Bldg) 154,500 Special Land Value 0 Total Appraised Parcel Value 607,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 607,900																	
Total						ASSESSING NEIGHBORHOOD																													
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							
B-23-151		03-07-2023		62		SOLAR		21,996		05-09-2023		100		04-28-2023		15X33 INGROUND OC 7/11/2003		05-09-2023						425		15		PERMIT VISIT							
202201975		06-08-2022		91		INSULATION		7,499						03-30-2017				03-30-2017						317		15		PERMIT VISIT							
201602697		10-19-2016		11		POOL		50,000		03-30-2017		100						05-04-2006						105		16		FIELDREV CHG							
165		06-17-2002		2		DWELLING		389,900										06-30-2004						328		16		FIELDREV CHG							
																		02-06-2004						311		14		INSPECTED							
																		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				35,599	SF	3.47	1.250	9	LAND	1.00	NV	1.00				0			1.000	4.34	154,500										
Total Card Land Units																		0.82 AC		Parcel Total Land Area: 0.82										Total Land Value				154,500	

Property Location 71 ORCHARD RD
 Vision ID 6274 Account # 6360

Map ID 46/ 82/ 38A/ /
 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	0	
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE			
Exterior Wall 1	4	VINYL	MIXED USE		
Exterior Wall 2			Code	Description	
Roof Structure	2	HIP	101	ONE FAM	100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		107.11
Interior Floor 2			RCN		490,899
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2003
AC Type	03	FULL	Effective Year Built		2010
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		11
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		89
Extra Kitchen St	N	NONE	RCNLD		436,900
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		Misc Imp Ovr Comment		
Central Vac	0	NO	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
12	POOL I-G			L	470	40.00	2016	70	0.00	GD	G	1.25	16,500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	89	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,333		28.99	38,641	
FFL	1ST FLOOR	1,351	1,351		144.72	195,520	
GAR	GARAGE	0	576		57.79	33,286	
HST	HALF STORY	384	768		72.36	55,573	
OPF	OPEN PORCH	0	35		16.54	579	
SFL	2ND FLOOR	1,107	1,107		144.72	160,208	
WDK	WOOD DECK	0	244		29.06	7,091	
Ttl Gross Liv / Lease Area		2,842	5,414			490,899	

