

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
ROSS CHARLES B ROSS LAUREEN 86 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385620_2857345												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	371100			371,100					
												RES LAND		101	153100			153,100					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3100			3,100					
				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		527,300			527,300						
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		07-27-2001		U	I	281,875			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				03336 0247		05-13-1968		U	V	1		2024	101	347,500	2023	101	323,200	2022	101	292,600			
				00000 0000				U		0			101	153,100		101	137,500		101	140,300			
													101	3,100		101	2,400		101	2,400			
				Total								Total	503,700	Total	463,100	Total	435,300						
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																							
Nbhd		Nbhd Name						Tracing			Batch												
0001								101			NV												
NOTES																							
SUB DIV #834 ORCHARD HILL																							

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

State Use 101
Print Date 11/22/2024 4:13:20 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	Bsmt Garage		
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		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	129.40	
Interior Floor 2	4	CARPET	RCN	431,490	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	14	
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	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	86	
Extra Kitchen St			RCNLD	371,100	
FBM Sqft	400		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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		35.94	30,834	
CFL	CATHEDRAL CE	377	377		184.50	69,555	
FFL	1ST FLOOR	537	537		179.26	96,265	
GAR	GARAGE	0	596		71.59	42,665	
HST	HALF STORY	110	220		89.63	19,719	
OPF	OPEN PORCH	0	90		17.93	1,613	
PAT	PATIO	0	196		9.15	1,793	
SFL	2ND FLOOR	943	943		179.26	169,047	
Ttl Gross Liv / Lease Area		1,967	3,817			431,490	

