

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	468000		468,000					
												RES LAND		101	154500		154,500					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16500		16,500					
				SUPPLEMENTAL DATA								Total		639,000		639,000						
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
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		2024	101	436,900	2023	101	405,000	2022	101	364,700		
				03336 0247		05-13-1968		U	V	1		101	154,500	101	139,900	101	142,000					
				00000 0000				U		0		101	16,500	101	16,500	101	16,500					
				Total								Total	607,900	Total		561,400		Total		523,200		
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								
Total																						
ASSESSING NEIGHBORHOOD												Appraised BLDG. Value (Card)						468,000				
Nbhd		Nbhd Name				Tracing		Batch		Appraised Xf (B) Value (Bldg)						0						
0001						101		NV		Appraised Ob (B) Value (Bldg)						16,500						
NOTES														Appraised Land Value (Bldg)						154,500		
SUB DIV 834 ORCHARD HILL SUB DIV 856														Special Land Value						0		
														Total Appraised Parcel Value						639,000		
														Valuation Method						C		
														Adjustment								
														Net Total Appraised Parcel Value						639,000		
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		0				03-30-2017				317	15	PERMIT VISIT						
201602697	10-19-2016	11	POOL	50,000	03-30-2017	100	03-30-2017			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

State Use 101
Print Date 11/22/2024 4:13:30 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	0	
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	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		117.00
Interior Floor 1	4	CARPET	RCN		531,826
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		88
Extra Kitchens	0		RCNLD		468,000
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues	0				

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	88	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		31.40	41,862	
FFL	1ST FLOOR	1,351	1,351		156.79	211,821	
GAR	GARAGE	0	576		62.61	36,061	
HST	HALF STORY	384	768		78.39	60,207	
OPF	OPEN PORCH	0	35		17.92	627	
SFL	2ND FLOOR	1,107	1,107		156.79	173,565	
WDK	WOOD DECK	0	244		31.49	7,683	
Ttl Gross Liv / Lease Area		2,842	5,414			531,826	

