Property Location 104 ORCHARD RD | Map ID 46/ 50/ 16/ / | Bldg Name | State Use 101
Vision ID 6232 | Account # 6318 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 12:06:39

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
VANCINI CAROL A				
VANCINI ALAN M	TOPO WET	EASEMENT	TRAFFIC	CORNER
104 ORCHARD RD	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_385070_2856988

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	500900	500,900
RES LAND	101	164100	164,100
Total		665,000	665,000

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
VANCINI CAROL A	25148	0384	09-11-2023	U	I	100	1A
VANCINI CAROL A	16145	0516	08-15-2006	U	I	1	1A
VANCINI,ALAN M	12213	0129	03-13-2002	U	I	400,600	
CHAPDELAINE JOSEPH + SONS,	05791	0512	04-10-1985	U	V	1	1L
CHAPDELAINE JOSEPH + SONS,	00000	0000		U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	468,600	2024	101	438,300	2023	101	402,600
	101	164,100		101	164,100		101	150,100
	Total	632,700		Total	602,400		Total	552,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

SUB DIV #834 ORCHARD HILLS

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	500,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	164,100
Special Land Value	0
Total Appraised Parcel Value	665,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	665,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
272	10-10-2001	2	DWELLING	245,000				OC 3/14/02

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-30-2018			333	3	MEAS+INSPCTD
09-29-2010			311	2	MEASURED
06-30-2004			328	16	FIELDREV CHG
03-17-2004			250	22	MAILER SENT
02-02-2004			311	15	PERMIT VISIT
09-13-2002			250	22	MAILER SENT
09-13-2002			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				40,000	SF	3.12	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.9	156,000
1	101	ONE FAM	RA				1.160	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	8,100
						Total Card Land Units	2.08	AC	Parcel Total Land Area:			2.08										Total Land Value	164,100

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B+	GOOD (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	16	STONE VENR
Roof Structure	2	HIP
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	8	
Bath Style	V	VERY GOOD
Half Bath Style	V	VERY GOOD
Kitchens	1	
Kitchen Style	V	V GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

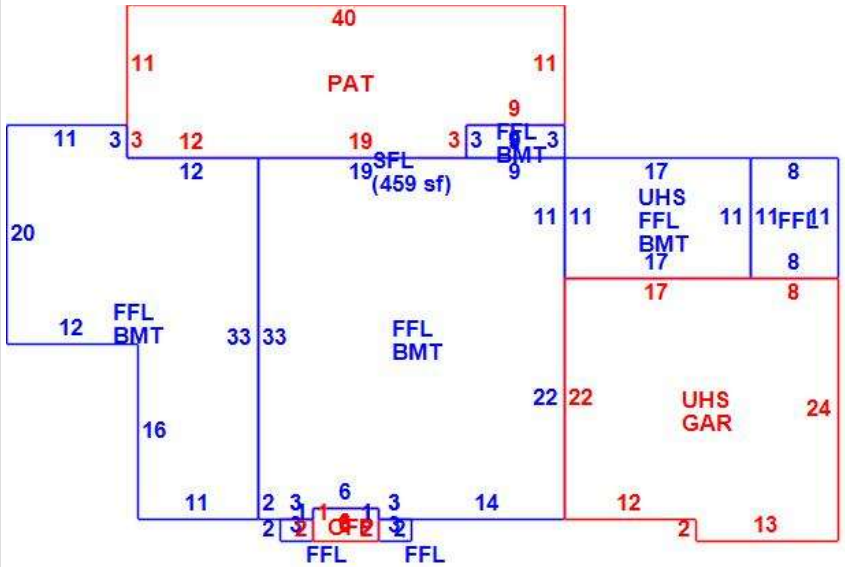
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	130.26
RCN	575,780
Net Other Adj	
Year Built	2001
Effective Year Built	2012
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	87
RCNLD	500,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,732		36.81	63,750
FFL	1ST FLOOR	1,832	1,832		184.25	337,545
GAR	GARAGE	0	576		73.57	42,377
OFP	OPEN PORCH	0	18		20.47	368
PAT	PATIO	0	533		9.33	4,975
SFL	2ND FLOOR	459	459		184.25	84,571
UHS	UNFIN HALF STORY	0	763		55.30	42,193
	Ttl Gross Liv / Lease Area	2,291	5,913			575,780