

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LUSSIER ROBERT N LUSSIER MARIE A 162 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_384849_2856546 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	621900		621,900												
												RES LAND		101	153200		153,200												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	20900		20,900												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
										Total						796,000		796,000											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LUSSIER ROBERT N CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,				16065 0473 05631 0527 00000 0000		07-19-2006 06-14-1984		U U V V U		140,000 1 0		1P 1E		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
														2025	101	566,300	2024	101	524,700	2023	101	488,400							
															101	153,200		101	138,100										
															101	20,900		101	20,500										
												Total		740,400	Total		698,800	Total		647,000									
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 621,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,900 Appraised Land Value (Bldg) 153,200 Special Land Value 0 Total Appraised Parcel Value 796,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 796,000														
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		NV																					
NOTES																													
ORCHARD HILL																													
B-25-429 COMP 10/23/25																													
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-25-429		07-21-2025		62		SOLAR		29,245				0				16 PANELS		05-30-2018						333		4		INFO AT DOOR	
391		11-30-2006		11		POOL		30,000								782 SF FT INGROU		02-29-2008						317		15		PERMIT VISIT	
228		06-27-2006		2		DWELLING		530,000								SEE NOTES		02-29-2008						317		14		INSPECTED	
																		02-16-2007						311		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				32,191	SF	3.81	1.250	9	LAND	1.00	NV	1.00				0			1.000	4.76	153,200				
Total Card Land Units								0.74	AC	Parcel Total Land Area: 0.74				Total Land Value										153,200					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B+	GOOD (+)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units		
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	112.48	
Interior Floor 2	4	CARPET	RCN	691,027	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2006	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	10	
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	90	
Extra Kitchen St			RCNLD	621,900	
FBM Sqft	1772		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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
11	POOL I-V	OB	Outbuildi	L	782	29.00	2006	70	0.00	GD	G	1.25	19,800
02	SHED/FR			L	128	12.00	2007	70	0.00	GD	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,085		32.37	67,500
CFL	CATHEDRAL CE	289	289		166.91	48,238
FFL	1ST FLOOR	1,796	1,796		161.87	290,720
GAR	GARAGE	0	806		64.67	52,122
OPF	OPEN PORCH	0	64		15.18	971
TQS	3/4 STORY	1,347	1,796		121.40	218,040
WDK	WOOD DECK	0	416		32.30	13,435
Ttl Gross Liv / Lease Area		3,432	7,252			691,027

