

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	501000			501,000									
												RES LAND		101	154500			154,500									
				DRAINAGE				VIEW		COMMUNITY		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		672,000			672,000								
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				2025		101	468,000	2024		101	436,900	2023		101	405,000
				03336 0247		05-13-1968		U		V		1		1E				101	154,500			101	154,500			101	139,900
				00000 0000				U				0						101	16,500			101	16,500			101	16,500
														Total		639,000		Total		607,900		Total		561,400			
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 SUB DIV 856																											

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 11/22/2025 12:12:53

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	
Roof Structure	2	HIP	Percentage		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	126.06	
Interior Floor 2			RCN	569,319	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2013	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	12	
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	88	
Extra Kitchen St	N	NONE	RCNLD	501,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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	2024	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		33.62	44,814
FFL	1ST FLOOR	1,351	1,351		167.84	226,754
GAR	GARAGE	0	576		67.02	38,604
HST	HALF STORY	384	768		83.92	64,451
OPF	OPEN PORCH	0	35		19.18	671
SFL	2ND FLOOR	1,107	1,107		167.84	185,801
WDK	WOOD DECK	0	244		33.71	8,224
Ttl Gross Liv / Lease Area		2,842	5,414			569,319

