

Property Location: 72 SOUTH BROOK RD

Account #4384

MAP ID:56/ 12/ 6/ /

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Vision ID: 4315

Print Date:12/28/2014 13:14

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
ZUCCALO WILLIAM A ZUCCALO PHYLLIS A 72 SOUTH BROOK RD EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	255,600	255,600		
						RES LAND	101	125,900	125,900		
						RESIDENTL.	101	600	600		
SUPPLEMENTAL DATA						Total				382,100	382,100
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_386730_2840459			Received Prior ID Owner Occ Y Final Area 2334 Current Ac. 2.04027 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ZUCCALO WILLIAM A SOUTH MEADOWS INC BARIBEAU ROLAND J +		08066/ 0556 06343/ 0440 0/ 0	06/02/1992 12/30/1986	U U U	V I I	62,000 1 0	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2014	B	249,000	2013	B	263,100	2012	B	248,000
								2014	L	132,100	2013	L	128,500	2012	L	128,500
								2014	O	700	2013	O	700	2012	O	700
								Total:		381,800	Total:	392,300	Total:	377,200		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.
Total:												

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NV

NOTES

SUB DIV 588,589

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	
133	06/01/1994	MN	Manual Note	150,000		0		DWELLING	10/31/2008 10/17/2008 04/18/2002 03/22/2002 11/26/2001			317 317 274 250 247	14 2 3 22 2	INSPECTED MEASURED MEAS+INSPCTD MAILER SENT MEASURED	

LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value			
																Spec Use	Spec Calc							
1	101	ONE FAM	RAA				40,000	SF	2.20	1.5400	9	1.0000	0.90	NV	1.00	TOP2				1.00	3.05	122,000		
1	101	ONE FAM	RAA				1.12	AC	7,000.00	1.0000	0	1.0000	0.50	NV	1.00	TOP4				1.00	3,500.00	3,900		
Total Card Land Units:								2.04	AC	Parcel Total Land Area:						2.04	AC	Total Land Value:						125,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	09		CONTEMPORY	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B		GOOD	FBM Sqft	351		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	16		STONE VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			98.48
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost			287,170
AC Type	03		FULL	AYB			1994
Bedrooms	3			EYB			2003
Full Baths	2			Dep Code			GD
Half Baths	2			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	6			Dep %			11
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			89
Bsmt Garage				Apprais Val			255,600
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,404		19.71	27,673	
CFL	CATHEDRAL CE	450	450		101.54	45,695	
FFL	1ST FLOOR	954	954		98.48	93,951	
GAR	GARAGE	0	578		39.36	22,749	
OFF	OPEN PORCH	0	48		10.26	492	
SFL	2ND FLOOR	678	678		98.48	66,770	
TQS	3/4 STORY	252	336		73.86	24,817	
WDK	WOOD DECK	0	363		13.84	5,023	
Ttl. Gross Liv/Lease Area:		2,334	4,811	2,916		287,170	

