

Property Location: 126 SOUTH BROOK RD
Vision ID: 4320

Account #4389

MAP ID:56/ 5/ 13/ /

Bldg Name:

1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/28/2014 13:16

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA	
LANIGAN CHARLES T LANIGAN SANDRA J 126 SOUTH BROOK RD EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	309,700	309,700		
						RES LAND	101	135,700	135,700		
SUPPLEMENTAL DATA						Total				445,400	445,400
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388047_2840739		HO		Received Prior ID Owner Occ Y Final Area 3465 Current Ac. .92427							VISION
				ASSOC PID#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
LANIGAN CHARLES T TORCIA JOSEPH A + SOUTH MEADOWS INC BARIBEAU ROLAND J +		09037/ 0516 08799/ 0057 06343/ 0440 0/ 0	01/11/1995 04/11/1994 12/30/1986	U U U U	I V I I	306,500 70,000 1 0	D B B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2014	B	310,100	2013	B	309,200	2012	B	292,100
								2014	L	142,500	2013	L	138,500	2012	L	138,500
								Total:			452,600	Total:			447,700	Total:

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					Appraised Bldg. Value (Card) 309,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 135,700 Special Land Value 0 Total Appraised Parcel Value 445,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 445,400					
NBHD/ SUB		NBHD Name		Street Index Name					Tracing	Batch
0001/A									101	NV

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		
118 96	05/24/2001 05/01/1994	1 MN	PORCH Manual Note	10,000 200,000		0 0		DMLSH PORCH; BUILD DWELLING	10/31/2008 10/17/2008 02/06/2003 04/02/2002 03/22/2002			317 317 274 274 250	14 2 15 14 22	INSPECTED MEASURED PERMIT VISIT INSPECTED MAILER SENT		

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	2.20	1.5400	9	1.0000	1.00	NV	1.00				1.00	3.39	135,600	
1	101	ONE FAM	RAA				0.01	7,000.00	1.0000	0	1.0000	1.00	NV	1.00				1.00	7,000.00	100	
Total Card Land Units:							0.93	AC	Parcel Total Land Area:0.93 AC							Total Land Value:					135,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		
Grade	B-		GOOD (-)	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				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:			82.05
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			347,960
AC Type	03		Full	AYB			1994
Bedrooms	4			EYB			2003
Full Baths	3			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	8			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			309,700
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
ATC	ATTIC	253	1,012		20.51	20,758
BMT	BASEMENT	0	1,728		16.43	28,388
EPF	ENCL PORCH	0	256		24.68	6,318
FFL	1ST FLOOR	1,728	1,728		82.05	141,777
GAR	GARAGE	0	820		32.82	26,911
OPF	OPEN PORCH	0	16		10.26	164
PAT	PATIO	0	406		4.04	1,641
SFL	2ND FLOOR	1,484	1,484		82.05	121,757
WDK	WOOD DECK	0	24		10.26	246

Ttl. Gross Liv/Lease Area:		3,465	7,474	4,241	347,960

