

Property Location: 83 OAK BROOK DR

MAP ID:34/ 99/ 12A/ /

Bldg Name:

State Use:101

Vision ID: 2876

Account #2926

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2015 08:41

CURRENT OWNER

MCGILLVEARY SHAWN N
MCGILLVEARY REBECCA
83 OAK BROOK DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

167,200
89,000

Assessed Value

167,200
89,000

1006
AST LONGMEADOW, M

VISION

Total

256,200

256,200

RECORD OF OWNERSHIP

MCGILLVEARY SHAWN N
GOULART MARYANNE R
PREBISH JEFFREY P + TERESE M,
RICARD JEAN-GUY +
THREE R GENERAL
COMMERCE PROPERTIES INC

BK-VOL/PAGE

20306/ 97
13213/ 331
09979/ 0324
08909/ 0169
08360/ 0116
07873/ 0396

SALE DATE

06/06/2014
05/22/2003
08/29/1997
08/05/1994
03/16/1993
12/04/1991

q/u

Q
U
U
U
U
U

v/i

I
I
I
I
V
V

SALE PRICE

250,000
242,900
163,000
145,761
40,000
1,755,000

V.C.

00
L

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

167,200

2014

B

180,000

2013

B

171,100

2015

101

89,000

2014

L

92,000

2013

L

92,000

Total:

256,200

Total:

272,000

Total:

263,100

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

NA

NOTES

SUB DIV 661 +683 91 SALE INCLS LOTS OFF
ELM ST INC ELM STNC=HST,TQS

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

167,200

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

89,000

Special Land Value

0

Total Appraised Parcel Value

256,200

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

256,200

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201401581

05/09/2014

20

WOOD STOVE

0

03/27/2015

100

03/27/2015

NVC

153

06/05/2007

25

WINDOWS

5,770

0

BAY WINDOW

50

04/08/2003

8

RENOVATION

150

0

OC 4/8/2003

168

06/29/2001

17

DECK

2,400

0

220

09/03/1996

MN

Manual Note

10,000

0

FIN 2 FL

4

01/01/1994

MN

Manual Note

130,000

0

DWELLING

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/27/2015

317

15

PERMIT VISIT

07/25/2014

01

317

3

MEAS+INSPCTD

03/17/2004

250

22

MAILER SENT

01/30/2004

296

15

PERMIT VISIT

08/19/2003

274

2

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

1

101

ONE FAM

RA

32,128 SF

2.66

1.0400

6

1.0000

1.00

NA

1.00

Spec Use

Spec Calc

1.00

2.77

89,000

Total Card Land Units:

0.74 AC

Parcel Total Land Area:

0.74 AC

Total Land Value:

89,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft				
Stories	1.75		1 3/4 Stories	Int vs Ext	A			
Foundation	1			MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2								
Interior Floor 1	4		CARPET					
Interior Floor 2	3		HARDWOOD	Adj. Base Rate:				82.16
Heat Fuel	2		GAS	Replace Cost				194,472
Heat Type	1		FORCED H/A					
AC Type	03		FULL	AYB				1994
Bedrooms	3			EYB				2000
Full Baths	2			Dep Code				AG
Half Baths	0			Remodel Rating				
Extra Fixtures	0			Year Remodeled				
Total Rooms	7			Dep %				14
Bath Style	A		AVERAGE	Functional Obslnc				
Kitchen Style	A		AVERAGE	External Obslnc				
Kitchens	1			Cost Trend Factor				1
Extra Kitchens	0			Condition				
Frame	1		WOOD	% Complete				
Basement Floor	12			Overall % Cond				86
Bsmt Garage				Apprais Val				167,200
Units	1			Dep % Ovr				0
WS Flues	1			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				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		16.45	14,214
FFL	1ST FLOOR	864	864		82.16	70,986
GAR	GARAGE	0	727		32.89	23,908
HST	HALF STORY	364	727		41.14	29,906
TQS	3/4 STORY	648	864		61.62	53,239
WDK	WOOD DECK	0	192		11.55	2,218

Ttl. Gross Liv/Lease Area:		1,876	4,238	2,367		194,472
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