

Property Location: 72 SOUTH BROOK RD

Account #4384

MAP ID:56/ 12/ 6/ /

Bldg Name:

1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Vision ID: 4315

Print Date:11/30/2015 17:43

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																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_386730_2840459						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#						Total								382,100		382,100						
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	V I	62,000 1 0		B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2015	101	255,600		2014	B	249,000		2013	B	263,100					
													2015	101	125,900		2014	L	132,100		2013	L	128,500					
													2015	101	600		2014	O	700		2013	O	700					
													Total:		382,100		Total:		381,800		Total:		392,300					
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 255,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 600 Appraised Land Value (Bldg) 125,900 Special Land Value 0 Total Appraised Parcel Value 382,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 382,100													
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			
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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
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 Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
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	

