Property Location: 43 BREEZY KNOLL RD | **MAP ID:** 36/ 73/ 0/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 3003 | **Account #** 3053 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/07/2018 09:57

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
LUSSIER STEVEN J LUSSIER SUSAN L 43 BREEZY KNOLL RD EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_383462_2852793	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	259,700	259,700
RES LAND	101	117,300	117,300
RESIDNTL.	101	3,800	3,800
		Total	380,800	380,800

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LUSSIER STEVEN J	11702/ 372	06/18/2001	U	I	127,500	
DIX MARY D HEIRS + DEVISEES,OF	03261/ 0333	06/02/1967	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	101	242,600	2017	101	235,600	2016	101	233,000
2018	101	117,300	2017	101	115,300	2016	101	111,700
2018	101	3,800	2017	101	3,800	2016	101	3,800
		Total: 363,700			*Total:* 354,700			*Total:* 348,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	259,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	3,800
Appraised Land Value (Bldg)	117,300
Special Land Value	0
Total Appraised Parcel Value	380,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	380,800

ASSESSING NEIGHBORHOOD

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

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201102617	09/21/2011	41	FOUNDATION	2,000	04/17/2015	100	04/17/2015	GARAGE
72	04/21/2009	54	FENCE	200		0		NVC
188	07/09/2001	4	ADDITION	70,000		0		SECOND FL; GARAGE
6	01/01/1994	MN	Manual Note	50		0		WOODSTOVE

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/17/2015			105	15	PERMIT VISIT
04/11/2014			317	15	PERMIT VISIT
06/05/2013			105	15	PERMIT VISIT
06/29/2012			317	15	PERMIT VISIT
04/06/2012			317	15	PERMIT VISIT

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RA				40,000	SF	2.32	1.1900	7	1.0000	1.00	MG	1.00				1.00	2.76	110,400
1	101	ONE FAM	RA				0.99	AC	7,000.00	1.0000	0	1.0000	1.00	MG	1.00				1.00	7,000.00	6,900

Total Card Land Units: 1.91 AC | **Parcel Total Land Area:** 1.91 AC | **Total Land Value:** 117,300

Property Location: 43 BREEZY KNOLL RD **MAP ID:** 36/ 73/ 0/ / **Bldg Name:** **State Use:** 101

Vision ID: 3003 **Account #**3053 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/07/2018 09:57

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	C+		AVG. (+)
Stories	2.00		2 STORY
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	6		CERAMIC TL
Heat Fuel	3		ELECTRIC
Heat Type	6		ELECTRC BB
AC Type	01		NONE
Bedrooms	3		
Full Baths	2		
Half Baths	1		
Extra Fixtures	1		
Total Rooms	8		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues	1		
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

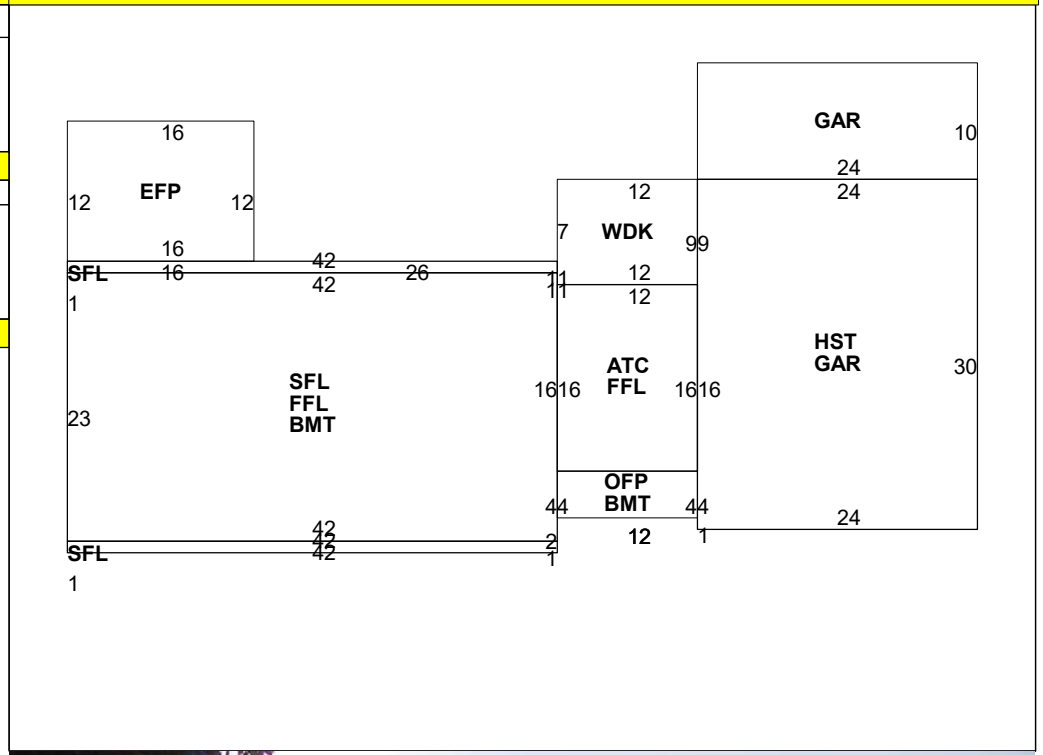
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	95.37
Replace Cost	312,896
AYB	1990
EYB	2001
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	17
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	83
Apprais Val	259,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
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
02	SHED/FR			L	160	7.48	2009	A		GD	70	800
07	POOL A-C	OB	Outbuilding	L	24	69.00	2009	A		GD	70	1,200
14	SCRN HSE			L	100	14.95	2009	A		GD	70	1,000
41	IMP SHD			L	200	6.90	2009	A		AV	60	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
ATC	ATTIC	48	192		23.84	4,578
BMT	BASEMENT	0	1,014		19.09	19,359
EFP	ENCL PORCH	0	192		28.81	5,531
FFL	1ST FLOOR	1,158	1,158		95.37	110,434
GAR	GARAGE	0	960		38.15	36,621
HST	HALF STORY	360	720		47.68	34,332
OFP	OPEN PORCH	0	48		9.93	477
SFL	2ND FLOOR	1,050	1,050		95.37	100,134
WDK	WOOD DECK	0	108		13.25	1,430
	Ttl. Gross Liv/Lease Area:	2,616	5,442	3,281		312,896