

Property Location: 71 SOUTH BROOK RD

MAP ID: 57/ 28/ 16/ /

Bldg Name:

State Use: 101

Vision ID: 4345

Account #4414

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/07/2018 15:30

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION										
COUGHLIN SEAN F + PAULINE R													Description		Code						Appraised Value		Assessed Value				
													RESIDENTL.		101						305,500		305,500				
													RES LAND		101						130,800		130,800				
71 SOUTH BROOK RD													RESIDENTL.		101		600		600								
EAST LONGMEADOW, MA 01028					SUPPLEMENTAL DATA																						
Additional Owners:					Other ID:					Received																	
					SP Permit					Field 7																	
					Chapter Land					Field 8																	
					OC Dates					Field 9																	
					In+Ex FY					Field 10																	
					Mailed																						
GIS ID: F_387140_2840343					ASSOC PID#										Total		436,900		436,900								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
COUGHLIN SEAN F + PAULINE R				21057/ 569		02/09/2016		Q	I	412,000		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2018	101	311,300		2017	101	301,800		2016	101	316,100				
													2018	101	130,800		2017	101	140,800		2016	101	136,400				
													2018	101	600		2017	101	600								
													Total:		442,700		Total:		443,200		Total:		452,500				
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 SFL FINISHED 1997 HST																											
UNF																											
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						
126		05/01/1992		MN	Manual Note		160,000			0			DWELLING		01/26/2017				317	16	FIELDREV CHG						
															01/27/2012				317	16	FIELDREV CHG						
															10/09/2008				317	2	MEASURED						
															03/22/2002				250	22	MAILER SENT						
															11/20/2001				247	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			RAA				40,000	SF	2.32	1.4000	9	1.0000	1.00	NV	1.00					1.00	3.25	130,000			
1	101	ONE FAM			RAA				0.11	AC	7,000.00	1.0000	0	1.0000	1.00	NV	1.00					1.00	7,000.00	800			
Total Card Land Units:									1.03		AC	Parcel Total Land Area:					1.03 AC		Total Land Value:							130,800	

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		YES
Grade	B-		GOOD (-)	FBM Sqft			
Stories	2.5			Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	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	3		HARDWOOD	Adj. Base Rate:		87.44	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	4			Replace Cost	359,469		
Full Baths	2			AYB	1992		
Half Baths	1			EYB	2003		
Extra Fixtures	3			Dep Code	GD		
Total Rooms	8			Remodel Rating			
Bath Style	G		GOOD	Year Remodeled			
Kitchen Style	G		GOOD	Dep %	15		
Kitchens	1			Functional ObsInc			
Extra Kitchens	0			External ObsInc			
Frame	1		WOOD	Cost Trend Factor	1		
Basement Floor	12		CONCRETE	Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond	85		
WS Flues				Apprais Val	305,500		
FBM Quality				Dep % Ovr	0		
Fireplaces	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	144	7.48	2005	A		AV	60	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,568		17.51	27,456
CFL	CATHEDRAL CE	320	320		90.17	28,855
EFP	ENCL PORCH	0	256		26.30	6,733
FFL	1ST FLOOR	1,256	1,256		87.44	109,826
GAR	GARAGE	0	936		34.94	32,703
OFP	OPEN PORCH	0	24		7.29	175
SFL	2ND FLOOR	1,156	1,156		87.44	101,082
UAT	UNFIN ATTC	0	1,232		17.46	21,510
UHS	UNFIN HALF STORY	0	936		26.25	24,571
WDK	WOOD DECK	0	537		12.21	6,558
Tot. Gross Liv/Lease Area:		2,732	8,221	4,111		359,469

