

Property Location

44 BREEZY KNOLL RD

Map ID

36/ 72/ 0/ /

Bldg Name

State Use

101

Vision ID

3001

Account #

3051

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 9:12:31 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
MEEHAN BRIAN J MEEHAN BETHANY A 44 BREEZY KNOLL RD EAST LONGMEADOW MA 01028 GIS ID F_383848_2852931		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDENTL.	101	217200	217,200													
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	103700	103,700													
		SUPPLEMENTAL DATA				Total						320,900	320,900									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
MEEHAN BRIAN J MEEHAN BRIAN J, LIEBERWIRTH PAUL A + JUDITH C, MORENO DANIEL H + NANCY A AMERICAN CLASSICS		18408	0091	08-24-2010	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed								
		16070	0052	07-24-2006	U	I	315,000		2019	101	211,100	2018	101	194,900								
		09254	0397	09-20-1995	U	I	170,000			101	100,500		101	100,500								
		07281	0001	09-29-1989	U	I	225,000															
		06983	0055	10-03-1988	U	V	60,000															
		Total						311600		Total		295400		Total	290500							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int							
		Total		0.00																		
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					217,200							
0001						101		MG		Appraised Xf (B) Value (Bldg)					0							
NOTES										Appraised Ob (B) Value (Bldg)					0							
FY14 38071 SF = PARCEL 1, 10280 SF = PARCEL 2 TOTAL OF 48351 SF										Appraised Land Value (Bldg)					103,700							
										Special Land Value					0							
										Total Appraised Parcel Value					320,900							
										Valuation Method					C							
										Adjustment												
										Net Total Appraised Parcel Value					320,900							
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								
75	04-26-1996	MN	Manual Note	5,000				ALTER	07-02-2019			334	3	MEAS+INSPCTD								
5	01-01-1989	MN	Manual Note	75,000				DWLG	07-12-2013			317	3	MEAS+INSPCTD								
									12-10-2002			274	3	MEAS+INSPCTD								
									12-19-1996			200	14	INSPECTED								
									07-24-1992			131	14	INSPECTED								
									06-08-1992			107	1	LEFT NOTICE								
									04-12-1990			131	15	PERMIT VISIT								
LAND LINE VALUATION SECTION																						
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RA				40,000 SF	2.39	1.190	7	LAND	0.90	MG	1.00	TOP2		0		1.000	2.56	102,400	
1	101	ONE FAM	RA				0.190 AC	7,000.00	1.000	0		1.00	MG	1.00			0		1.000	7,000.00	1,300	
Total Card Land Units							1.108 AC	Parcel Total Land Area: 1.1083							Total Land Value							103,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		85.03
Interior Floor 1	4	CARPET	RCN		261,686
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1989
Heat Type	1	FORCED H/A	Effective Year Built		2001
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		17
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		83
Extra Kitchens	0		RCNLD		217,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	406		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,160		21.15	24,540	
BNT	BSMT ENTRY	0	20		5.29	106	
FFL	1ST FLOOR	1,211	1,211		105.77	128,093	
GAR	GARAGE	0	576		42.24	24,328	
OPF	OPEN PORCH	0	96		11.02	1,058	
SFL	2ND FLOOR	35	35		105.77	3,702	
STG	STORAGE	0	16		39.67	635	
TQS	3/4 STORY	702	936		79.33	74,254	
WDK	WOOD DECK	0	338		14.71	4,971	
Ttl Gross Liv / Lease Area		1,948	4,388	2,474		261,686	

