

Property Location

9 BROOK ST

Map ID

26/ 145/ 3/ /

Bldg Name

State Use

101

Vision ID

1760

Account #

1796

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:55:15

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MCCARTHY WILLIAM T TR 9 BROOK ST EAST LONGMEADOW MA 01028 GIS ID F_380825_2851389		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	104800	104,800												
						RES LAND	101	84200	84,200												
						RESIDNTL.	101	6800	6,800												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
						Total				195,800	195,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCCARTHY WILLIAM T TR MCCARTHY WILLIAM T HOUSMAN KATHLEEN A + MCCARTHY ELEANORE C		20534	0152	12-15-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed							
		08824	0064	05-06-1994	U	I	43,514	1J	2020	101	99,100	2019	101	96,300							
		08339	0539	02-18-1993	U	I	1	1A		101	84,200		101	81,800							
		02242	0145	05-21-1953	U	I	0			101	6,800		101	6,800							
								Total		190100	Total		184900	Total	177400						
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)							104,800				
0001						101		MA		Appraised Xf (B) Value (Bldg)							0				
												Appraised Ob (B) Value (Bldg)							6,800		
												Appraised Land Value (Bldg)							84,200		
												Special Land Value							0		
												Total Appraised Parcel Value							195,800		
												Valuation Method							C		
												Adjustment									
												Net Total Appraised Parcel Value							195,800		
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							
201902207	06-17-2019	91	INSULATION	5,500		0			07-02-2019			334	2	MEASURED							
201702611	09-27-2017	12	REROOF	8,811	07-24-2018	100	07-24-2018		07-24-2018			400	15	PERMIT VISIT							
									05-06-2004			318	14	INSPECTED							
									03-22-2004			250	22	MAILER SENT							
									10-11-2003			274	2	MEASURED							
									04-07-1992			131	3	MEAS+INSPCTD							
									01-17-1992			107	22	MAILER SENT							
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	RC				8,490 SF	9.92	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.92	84,200
Total Card Land Units							0.195	AC	Parcel Total Land Area:				0.1949	Total Land Value							84,200

Property Location 9 BROOK ST
 Vision ID 1760 Account # 1796

Map ID 26/ 145/ 3/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 12:55:15

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		105.22
Interior Floor 1	4	CARPET	RCN		183,775
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1926
Heat Type	5	STEAM	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		104,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	400	28.18	1926	60	0.00	AV	A	1.00	6,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	624		23.51	14,669	
EFB	ENCL PORCH	0	120		35.21	4,225	
FFL	1ST FLOOR	654	654		117.35	76,749	
OFP	OPEN PORCH	0	20		11.74	235	
SFL	2ND FLOOR	624	624		117.35	73,228	
UAT	UNFIN ATTC	0	624		23.51	14,669	
Ttl Gross Liv / Lease Area		1,278	2,666	1,566		183,775	

