

Property Location

82 MEADOWBROOK RD

Map ID

79/ 15/ 0/ /

Bldg Name

State Use

101

Vision ID

5586

Account #

5667

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 9:43:25 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
ECKERT PATRICK F 82 MEADOWBROOK RD EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed													
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	180800	180,800														
					RES LAND	101	100000	100,000														
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	7200	7,200														
SUPPLEMENTAL DATA						Total				288,000	288,000											
GIS ID F_392261_2843918		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)														
ECKERT PATRICK F THE SECRETARY OF HOUSING AND URBA BANK OF AMERICA N A WEEKS JEREMY HESSER SCOTT T,	22649	381	05-02-2019	U	I	205,000	1L	Year	Code	Assessed	Year	Code	Assessed									
	22438	0018	11-08-2018	U	I	10	1B	2020	101	171,000	2019	101	172,300									
	22368	0081	09-20-2018	U	I	205,820	1L		101	100,000		101	96,400									
	18523	0215	10-25-2010	U	I	266,219			101	7,200		101	7,200									
	08970	0316	10-18-1994	U	I	1	1A															
Total								278200	Total	275900	Total	262900										
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			1,000.00																			
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				180,800								
0001						101		MG		Appraised Xf (B) Value (Bldg)				0								
									Appraised Ob (B) Value (Bldg)				7,200									
									Appraised Land Value (Bldg)				100,000									
									Special Land Value				0									
									Total Appraised Parcel Value				288,000									
									Valuation Method				C									
									Adjustment													
									Net Total Appraised Parcel Value				288,000									
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								
202001576	05-14-2020	62	SOLAR	45,000	07-07-2020	100	07-07-2020	5 REPLACEMENT REPLACE 62' OF SI	07-07-2020			400	15	PERMIT VISIT								
201200164	01-20-2012	25	WINDOWS	3,160					08-06-2019				334	2	MEASURED							
363	10-29-2010	9	ALTERATION	3,950					07-11-2012				317	15	PERMIT VISIT							
87	04-28-2009	12	REROOF	6,000					03-11-2011				317	16	FIELDREV CHG							
									01-14-2011				317	15	PERMIT VISIT							
								02-09-2010				316	15	PERMIT VISIT								
								02-09-2010				316	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				32,670 SF	2.85	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.06	100,000
Total Card Land Units							0.750	AC	Parcel Total Land Area: 0.7500							Total Land Value					100,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	8	PLYWD PANL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	85.88	
Interior Floor 2			RCN	286,936	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1805	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	180,800	
FBM Sqft	200		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	360	28.18	1961	60	0.00	AV	A	1.00	6,100
02	SHED/FR			L	120	7.48	1980	60	0.00	AV	A	1.00	500
19	PATIO			L	180	5.75	1990	60	0.00	AV	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	798		19.06	15,212	
FFL	1ST FLOOR	1,930	1,930		95.07	183,495	
OFF	OPEN PORCH	0	60		9.51	570	
SFL	2ND FLOOR	768	768		95.07	73,018	
UAT	UNFIN ATTC	0	768		19.06	14,642	
Ttl Gross Liv / Lease Area		2,698	4,324	3,018		286,936	

