

Property Location

214 MEADOWBROOK RD

Map ID

93/ 4/ 1/ /

Bldg Name

State Use

101

Vision ID

6053

Account #

6136

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:59:06

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SHEA HUNTER		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed							
										RESIDENTL.		101				217,100		217,100							
										RES LAND		101				97,600		97,600							
		DRAINAGE				VIEW		COMMUNITY																	
214 MEADOWBROOK RD																									
EAST LONGMEADOW MA 01028																									
GIS ID F_393584_2841791		Mailed		Assoc Pid#																					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
SHEA HUNTER		22673 449		05-21-2019		Q		I		335,000		00		Year		Code		Assessed		Year		Code		Assessed	
TORCIA ROBERT M		20168 0240		01-17-2014		U		I		1		1		2020		101		208,600		2019		101		203,100	
TORCIA ROBERT M		08770 0123		03-14-1994		U		V		40,000						101		97,600		2018		101		186,200	
TORCIA MICHAEL A		08577 0059		09-29-1993		U		V		40,000												101		94,600	
IELLAMO JOSEPH + BARBARA		05631 0526		06-14-1984		U		I		11,000		1E													
														Total				306200		Total				297700	
																				Total				280800	
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)								217,100							
0001						101		MG		Appraised Xf (B) Value (Bldg)								0							
										Appraised Ob (B) Value (Bldg)								0							
										Appraised Land Value (Bldg)								97,600							
										Special Land Value								0							
										Total Appraised Parcel Value								314,700							
										Valuation Method								C							
										Adjustment															
										Net Total Appraised Parcel Value								314,700							
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											
36	03-01-1994	MN	Manual Note	80,000				DWELLING	04-24-2018			333	2	MEASURED											
									06-30-2005			274	2	MEASURED											
									11-23-1999			247	3	MEAS+INSPCTD											
									03-06-1995			107	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				27,342 SF	3.33	1.190	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	3.57	97,600				
Total Card Land Units							0.628	AC	Parcel Total Land Area:							0.6277	Total Land Value							97,600	

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	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	91.99	
Interior Floor 2	3	HARDWOOD	RCN	255,409	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	15	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	217,100	
FBM Sqft	468		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		21.92	20,516	
FFL	1ST FLOOR	936	936		109.71	102,690	
GAR	GARAGE	0	528		43.84	23,149	
OFP	OPEN PORCH	0	30		10.97	329	
SFL	2ND FLOOR	966	966		109.71	105,982	
WDK	WOOD DECK	0	180		15.24	2,743	
Ttl Gross Liv / Lease Area		1,902	3,576	2,328		255,409	

