

Property Location

94 MEADOWBROOK RD

Map ID

79/ 32/ 16C/ /

Bldg Name

State Use

101

Vision ID

6622

Account #

6733

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:23:46

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
CROTEAU JOSEPH A CROTEAU LUCY MARCELA 94 MEADOWBROOK RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	332000	332,000											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	98800	98,800											
										RESIDNTL.	101	800	800											
		SUPPLEMENTAL DATA								Total				431,600	431,600									
GIS ID		F_392543_2843839		Mailed		Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
CROTEAU JOSEPH A TORCIA,MICHAEL A LEIGHTON ELIZABETH D,		16631		0384		04-19-2007		U		I		380,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14919		0175		04-01-2005		U		I		213,000				2020	101	318,900	2019	101	310,600	2018	101	290,700
		0000		0000				U				0					101	98,800		101	95,700		101	95,700
																	101	800		101	800		101	800
		Total														Total	418500	Total	407100	Total	387200			
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)				332,000										
0001						101		MG		Appraised Xf (B) Value (Bldg)				0										
														Appraised Ob (B) Value (Bldg)		800								
														Appraised Land Value (Bldg)		98,800								
														Special Land Value		0								
														Total Appraised Parcel Value		431,600								
														Valuation Method		C								
														Adjustment										
														Net Total Appraised Parcel Value		431,600								
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										
202002231	08-04-2020	91	INSULATION	3,045		0		OC 3/21/2007 FOR	04-20-2018			333	2	MEASURED										
228	07-22-2005	2	DWELLING	160,000					03-28-2008				317	15	PERMIT VISIT									
									12-06-2007				250	22	MAILER SENT									
									03-15-2007				311	15	PERMIT VISIT									
									03-09-2007				311											
									03-09-2007				311	15	PERMIT VISIT									
								03-02-2006				311	1	LEFT NOTICE										
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				31,071 SF	2.97	1.190	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	3.18	98,800			
Total Card Land Units							0.713	AC	Parcel Total Land Area:				0.7133	Total Land Value							98,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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		85.51
Interior Floor 1	3	HARDWOOD	RCN		364,784
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2005
Heat Type	1	FORCED H/A	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		91
Extra Kitchens	0		RCNLD		332,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	717		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	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
02	SHED/FR			L	160	7.48	2007	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	896		23.74	21,269	
FFL	1ST FLOOR	1,120	1,120		118.82	133,081	
GAR	GARAGE	0	576		47.45	27,329	
OFP	OPEN PORCH	0	56		12.73	713	
SFL	2ND FLOOR	896	896		118.82	106,465	
TQS	3/4 STORY	600	800		89.12	71,293	
WDK	WOOD DECK	0	280		16.55	4,634	
Ttl Gross Liv / Lease Area		2,616	4,624	3,070		364,784	

