Property Location 46 OAK BROOK DR | Map ID 34/ 120/ 34/ / | Bldg Name | State Use 101
Vision ID 2778 | Account # 2826 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/3/2021 7:00:18 PM

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
PEDRAZA BRENDA L				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
46 OAK BROOK DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_382780_2857358

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	225300	225,300
RES LAND	101	105700	105,700
Total		331,000	331,000

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PEDRAZA BRENDA L	19581	0352	12-07-2012	U	I	271,000	00
MARINO STEPHEN,	17323	0139	05-23-2008	U	I	287,000	
LU JUN + MING ZHAO,	08913	0563	08-12-1994	U	I	175,000	
BOUSQUET PAUL A +	08818	0094	05-02-1994	U	V	57,500	
O`CONNOR JAMES A JR TRUST	08268	0340	12-09-1992	U	V	46,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	101	216,100	2020	101	210,200	2019	101	204,500
	101	98,100		101	98,100		101	94,900
	Total	314,200		Total	308,300		Total	299,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	NA

NOTES

SUB DIV#661

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	225,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	105,700
Special Land Value	0
Total Appraised Parcel Value	331,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	331,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
78	04-01-1994	MN	Manual Note	90,000				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-19-2018			333	3	MEAS+INSPCTD
04-23-2004			317	3	MEAS+INSPCTD
03-17-2004			250	22	MAILER SENT
08-15-2003			274	2	MEASURED
01-20-1995			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				35,817	SF	2.84	1.040	6	LAND	1.00	NA	1.00			0			1.000	2.95	105,700
						Total Card Land Units	0.82	AC	Parcel Total Land Area:			0.82										Total Land Value	105,700

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	600	
FBM Quality	3	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

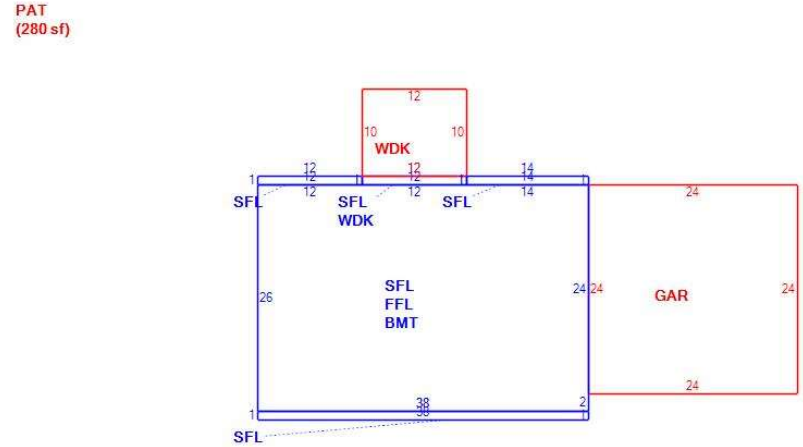
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	94.59
RCN	278,114
Net Other Adj	
Year Built	1994
Effective Year Built	1999
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	81
RCNLD	225,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	988		22.19	21,921
FFL	1ST FLOOR	988	988		110.71	109,386
GAR	GARAGE	0	576		44.21	25,464
PAT	PATIO	0	280		5.54	1,550
SFL	2ND FLOOR	1,064	1,064		110.71	117,800
WDK	WOOD DECK	0	132		15.10	1,993
	Ttl Gross Liv / Lease Area	2,052	4,028	2,512		278,114