

Property Location

118 SOUTH BROOK RD

Map ID

56/ 6/ 12/ /

Bldg Name

State Use

101

Vision ID

4321

Account #

4390

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 9:40:29 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
CORJA EUGENIU 118 SOUTH BROOK RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	674200	674,200		
						RES LAND	101	142100	142,100		
						RESIDNTL.	101	44000	44,000		
		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#					
GIS ID F_387874_2840716						Total				860,300	860,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CORJA EUGENIU BONAVITA CARMELA M BONAVITA CARMELA M + CARMINO, SOUTH MEADOWS INC BARIBEAU ROLAND J +		24737	0394	09-23-2022	Q	I	935,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		12070	0221	12-28-2001	U	I	1	1A	2022	101	496,800	2021	101	476,300	2020	101	457,100
		08526	0236	08-16-1993	U	V	67,200			101	144,500		101	134,100		101	134,100
		06343	0440	12-30-1986	U	I	1	1B		101	44,000		101	44,000		101	44,000
		00000	0000		U	0		Total	685,300		Total	654,400		Total	635,200		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 674,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 44,000 Appraised Land Value (Bldg) 142,100 Special Land Value 0 Total Appraised Parcel Value 860,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 860,300			
Nbhd	Nbhd Name	Tracing	Batch				
0001		101	NV				

NOTES											
SUB DIV #588,589											

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	
144	05-19-2005	10	SHED	6,000				12` X 20` POOL SH INGROUND DWELLING	04-17-2018			333	2	MEASURED	
67	04-06-2005	11	POOL	18,000					10-17-2008				317	2	MEASURED
100	05-01-1995	2	DWELLING	220,000		0			01-23-2006				311	15	PERMIT VISIT
									01-23-2006				311	15	PERMIT VISIT
								03-22-2002				250	22	MAILER SENT	
								11-26-2001				247	2	MEASURED	
								04-01-1996				107	2	MEASURED	

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	RAA				40,000 SF	2.84	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.55	142,000	
1	101	ONE FAM	RAA				0.010 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	100	
Total Card Land Units							0.93 AC	Parcel Total Land Area: 0.93							Total Land Value							142,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A-	V GOOD-	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	Percentage
Exterior Wall 2	4	VINYL	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		79.86
Interior Floor 1	3	HARDWOOD	RCN		793,219
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1995
Heat Type	1	FORCED H/A	Effective Year Built		2006
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	4		Functional Obsol		
Total Rooms	9		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		85
Extra Kitchens	0		RCNLD		674,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1157		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			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
23	POOL HSE			L	864	36.80	2005	70	0.00	GD	G	1.25	27,800
11	POOL I-V	OB	Outbuildi	L	800	29.00	2005	70	0.00	GD	A	1.00	16,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,314		27.15	62,823	
FFL	1ST FLOOR	2,314	2,314		135.69	313,977	
GAR	GARAGE	0	936		54.22	50,746	
HST	HALF STORY	468	936		67.84	63,501	
OPF	OPEN PORCH	0	28		14.54	407	
PAT	PATIO	0	948		6.73	6,377	
SFL	2ND FLOOR	2,154	2,154		135.69	292,267	
WDK	WOOD DECK	0	116		26.90	3,121	
Ttl Gross Liv / Lease Area		4,936	9,746			793,219	

