Property Location 58 MEADOWBROOK RD | Map ID 79/ 10/ 20/ / | Bldg Name | State Use 101
Vision ID 5582 | Account # 5663 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 9:35:40 A

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| MARTINO JOHN W | | | | |
| MARTINO BARBARA L | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 58 MEADOWBROOK RD | DRAINAGE | | VIEW | COMMUNITY |
| EAST LONGMEADOW MA 01028 | | | | |

GIS ID F_391779_2844244

**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 | 169700 | 169,700 |
| RES LAND | 101 | 125900 | 125,900 |
| Total | | 295,600 | 295,600 |

1006

EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| MARTINO JOHN W | 22450 | 0440 | 11-19-2018 | U | I | 100 | 1A |
| MARTINO JOHN W | 04452 | 0282 | 07-15-1977 | U | I | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | 151,500 | 2021 | 101 | 144,900 | 2020 | 101 | 137,000 |
| | 101 | 113,500 | | 101 | 105,500 | | 101 | 105,500 |
| | Total | 265,000 | | Total | 250,400 | | Total | 242,500 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | Total | 0.00 |

**OTHER ASSESSMENTS**

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | SEWER BETTE | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | MG |

**NOTES**

M KITCHEN 1996

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 169,700 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 125,900 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 295,600 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 295,600 |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 201400704 | 03-31-2014 | 12 | REROOF | 4,950 | 05-30-2014 | 100 | 05-30-2014 | |
| 183 | 08-02-1999 | 7 | REMODEL | 1,200 | | | | ENLARGE GAR |
| 13 | 02-16-1996 | MN | Manual Note | 5,000 | | | | ALTER |
| 229 | 08-01-1992 | MN | Manual Note | 8,000 | | | | ADDITION |
| 313 | 10-01-1988 | MN | Manual Note | 2,500 | | | | GARAGE |

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 05-30-2014 | | | 317 | 15 | PERMIT VISIT |
| 02-23-2006 | | | 311 | 3 | MEAS+INSPCTD |
| 11-15-1999 | | | 247 | 3 | MEAS+INSPCTD |
| 01-02-1997 | | | 200 | 15 | PERMIT VISIT |
| 03-01-1994 | | | 105 | 15 | PERMIT VISIT |
| 02-11-1993 | | | 131 | 15 | PERMIT VISIT |
| 04-22-1992 | | | 131 | 13 | MISSED APPT |

**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 | | | | 40,000 | SF | 2.84 | 1.200 | 7 | LAND | 1.00 | MG | 1.00 | | | 0 | TRF2 | 0.9 | 1.000 | 3.07 | 122,800 |
| 1 | 101 | ONE FAM | RA | | | | 0.550 | AC | 7,000.00 | 1.000 | 0 | | 0.80 | MG | 1.00 | SHP2 | | 0 | | | 1.000 | 5,600 | 3,100 |
| | | | | | | Total Card Land Units | 1.47 | AC | Parcel Total Land Area: | 1.47 | | | | | | | | | | | | Total Land Value | 125,900 |

Property Location 58 MEADOWBROOK RD | Map ID 79/ 10/ 20/ / | Bldg Name | State Use 101
Vision ID 5582 | Account # 5663 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 9:35:41 A

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 05 | CAPE |
| Model | 01 | RESIDENTIAL |
| Grade | C | AVERAGE |
| Stories | 1.50 | 1 1/2 STORIES |
| Foundation | 3 | MASONRY |
| Exterior Wall 1 | 4 | VINYL |
| Exterior Wall 2 | | |
| Roof Structure | 1 | GABLE |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 2 | PLASTER |
| Interior Wall 2 | | |
| Interior Floor 1 | 4 | CARPET |
| Interior Floor 2 | | |
| Heat Fuel | 1 | OIL |
| Heat Type | 1 | FORCED H/A |
| AC Type | 01 | NONE |
| Bedrooms | 2 | |
| Full Baths | 1 | |
| Half Baths | 0 | |
| Extra Fixtures | 0 | |
| Total Rooms | 5 | |
| Bath Style | A | AVERAGE |
| Half Bath Style | | |
| Kitchens | 1 | |
| Kitchen Style | G | GOOD |
| Extra Kitchens | 0 | |
| Extra Kitchen St | | |
| FBM Sqft | | |
| FBM Quality | | |
| Fireplaces | 0 | |
| WS Flues | 1 | |
| Central Vac | 0 | NO |
| Frame | 1 | WOOD |

## CONSTRUCTION DETAIL (CONTINUED)

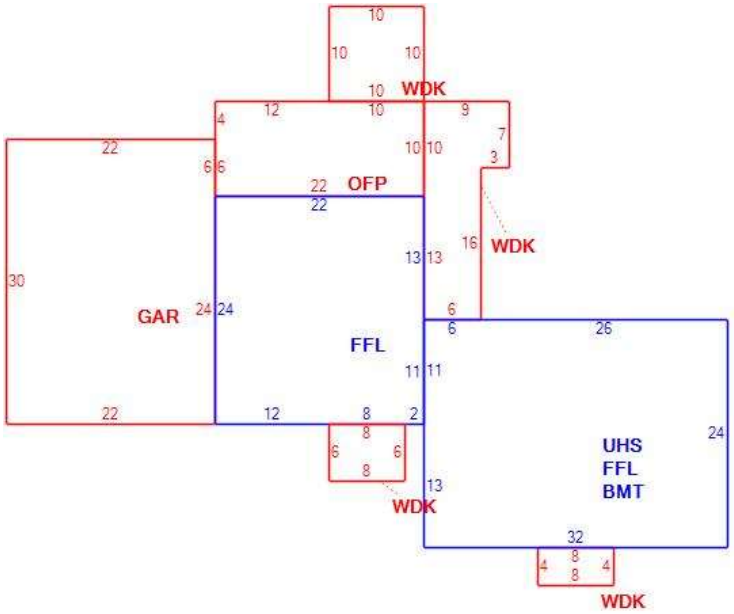
| Element | Cd | Description |
|---|---|---|
| Basement Floor | 12 | CONCRETE |
| Bsmt Garage | | |
| #Heat Sys | 1.00 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 109.87 |
| RCN | 242,476 |
| Net Other Adj | |
| Year Built | 1948 |
| Effective Year Built | 1991 |
| Depreciation Code | GD |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 30 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 70 |
| RCNLD | 169,700 |
| 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 | 768 | | 23.90 | 18,359 |
| FFL | 1ST FLOOR | 1,296 | 1,296 | | 119.21 | 154,498 |
| GAR | GARAGE | 0 | 660 | | 47.68 | 31,472 |
| OFP | OPEN PORCH | 0 | 220 | | 11.92 | 2,623 |
| UHS | UNFIN HALF STORY | 0 | 768 | | 35.70 | 27,419 |
| WDK | WOOD DECK | 0 | 339 | | 23.91 | 8,106 |
| | Ttl Gross Liv / Lease Area | 1,296 | 4,051 | | | 242,476 |