

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

12-13-2022 12:15:53

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	378500	378,500											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	118700	118,700											
										RESIDNTL.	101	800	800											
		SUPPLEMENTAL DATA								Total				498,000	498,000									
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				2022	101	345,700	2021	101	332,000	2020	101	318,900
		00000		0000				U				0				101	106,900	101	98,800	101	98,800			
																101	800	101	800	101	800			
		Total												Total		453,400	Total		431,600	Total		418,500		
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		Tracing		Batch												Appraised BLDG. Value (Card)				378,500		
0001				101		MG												Appraised Xf (B) Value (Bldg)				0		
																		Appraised Ob (B) Value (Bldg)				800		
																		Appraised Land Value (Bldg)				118,700		
																		Special Land Value				0		
																		Total Appraised Parcel Value				498,000		
																		Valuation Method				C		
																		Adjustment						
																		Net Total Appraised Parcel Value				498,000		
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	3.53	1.200	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	3.82	118,700			
Total Card Land Units							0.71	AC	Parcel Total Land Area: 0.71							Total Land Value					118,700			

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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	100.76	
Interior Floor 2	4	CARPET	RCN	420,594	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2005	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	10	
Total Rooms	8		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	90	
Extra Kitchen St			RCNLD	378,500	
FBM Sqft	717		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	1	YES	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
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		27.22	24,388	
FFL	1ST FLOOR	1,120	1,120		136.25	152,596	
GAR	GARAGE	0	576		54.40	31,337	
OFP	OPEN PORCH	0	56		14.60	817	
SFL	2ND FLOOR	896	896		136.25	122,077	
TQS	3/4 STORY	600	800		102.19	81,748	
WDK	WOOD DECK	0	280		27.25	7,630	
Ttl Gross Liv / Lease Area		2,616	4,624			420,594	

