

Property Location

82 PEMBROKE TR

Map ID

31/ 62/ 8/ /

Bldg Name

State Use

101

Vision ID

6665

Account #

6776

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:21:52

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
BERARDI GIUSEPPE + EMANUELA 82 PEMBROKE TR EAST LONGMEADOW MA 01028 GIS ID F_381529_2843298						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	480800	480,800															
					RES LAND	101	142300	142,300															
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	20300	20,300															
SUPPLEMENTAL DATA						Total				643,400	643,400												
Alt Prcl ID SP Permit Chapter Land OC Dates 11/26/19 In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
BERARDI GIUSEPPE + EMANUELA DAVIS JOHN + STEPHEN A DAVIS TR ASM + CO INC	21072	0418	02-23-2016	U	V	160,000	1	Year	Code	Assessed	Year	Code	Assessed										
	09348	0266	12-27-1995	U	V	745,000	1	2022	101	438,500	2021	101	420,400										
	00000	0000		U		0		101	144,700		101	134,300											
								101	10,000														
Total								593,200		Total		554,700		Total		532,200							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int								
										APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 480,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,300 Appraised Land Value (Bldg) 142,300 Special Land Value 0 Total Appraised Parcel Value 643,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 643,400													
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing			Batch																
0001				130			NV																
NOTES																							
SUB DIV 995-PHASE X																							
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									
202002115	07-20-2020	11	POOL	25,000	05-18-2022	100	05-18-2022	20x40 INGROUND	05-18-2022	01		400	15	PERMIT VISIT									
201802631	08-16-2018	2	DWELLING	300,000	05-28-2019	100	05-28-2019	3652sf	07-06-2021		334	15	PERMIT VISIT										
									11-08-2019		400	25	OC VISIT										
									05-28-2019		334	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				0.040 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	300		
Total Card Land Units							0.96 AC	Parcel Total Land Area:							0.96	Total Land Value							142,300

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	16	STONE VENR	101	ONE FAM	Percentage
Roof Structure	2	HIP			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		87.77
Interior Floor 2	6	CERAMIC TL	RCN		490,596
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2018
AC Type	03	FULL	Effective Year Built		2019
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	5		Depreciation %	2	
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			Overall % Condition	98	
Extra Kitchen St			RCNLD	480,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	87.77
RCN	490,596
Net Other Adj	
Year Built	2018
Effective Year Built	2019
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	98
RCNLD	480,800
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
11	POOL I-V	OB	Outbuildi	L	800	29.00	2020	70	0.00	GD	G	1.25	20,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,175		25.30	55,031
BNT	BSMT ENTRY	0	42		6.02	253
FFL	1ST FLOOR	2,175	2,175		126.51	275,154
GAR	GARAGE	0	888		50.57	44,910
PAT	PATIO	0	714		6.38	4,554
SFL	2ND FLOOR	875	875		126.51	110,694
Ttl Gross Liv / Lease Area		3,050	6,869			490,596

