

Property Location 127 PEMBROKE TR
Vision ID 6670 Account # 6781

Map ID 30/ 38/ 13/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 12-13-2022 12:22:37

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
PRESNAL MICHAEL F PRESNAL CRISTINA G 127 PEMBROKE TR EAST LONGMEADOW MA 01028	TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
					RESIDNTL.	101	463400	463,400														
					RES LAND	101	144700	144,700														
					RESIDNTL.	101	20700	20,700														
SUPPLEMENTAL DATA					Total				628,800	628,800												
GIS ID F_380970_2844183		Mailed		Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
PRESNAL MICHAEL F DAN ROULIER + ASSOCIATES INC DAVIS JOHN + STEPHEN A DAVIS TR ASM + CO INC	20393	0244	08-18-2014	U	I	555,000	1	Year	Code	Assessed	Year	Code	Assessed									
	20388	0340	08-14-2014	U	I	120,000	1	2022	101	422,400	2021	101	404,800									
	09348	0266	12-27-1995	U	V	745,000	1		101	147,100		101	136,700									
	00000	0000		U		0			101	20,700		101	20,700									
Total		0.00						Total	590,200	Total	562,200	Total	545,000									
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)				463,400										
0001				101		NV		Appraised Xf (B) Value (Bldg)				0										
NOTES								Appraised Ob (B) Value (Bldg)				20,700										
								Appraised Land Value (Bldg)				144,700										
								Special Land Value				0										
								Total Appraised Parcel Value				628,800										
								Valuation Method				C										
								Adjustment														
								Net Total Appraised Parcel Value				628,800										
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								
201502060	07-24-2015	11	POOL	44,000	05-20-2016	100	05-20-2016	24X40 INGROUND	05-20-2016	01		317	15	PERMIT VISIT								
201400689	03-28-2014	2	DWELLING	244,000	06-02-2014	100	08-08-2014	OC 8/8/2014 84X3	08-07-2014		400	25	OC VISIT									
									06-02-2014		317	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	MULT				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	MULT				0.380 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	2,700	
Total Card Land Units							1.30 AC	Parcel Total Land Area: 1.30							Total Land Value							144,700

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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		91.49
Interior Floor 1	3	HARDWOOD	RCN		482,748
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2014
Heat Type	1	FORCED H/A	Effective Year Built		2017
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		4
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		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		96
Extra Kitchens			RCNLD		463,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			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
11	POOL I-V	OB	Outbuildi	L	816	29.00	2015	70	0.00	GD	G	1.25	20,700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,480		26.14	38,693
CFL	CATHEDRAL CE	460	460		134.70	61,961
FFL	1ST FLOOR	1,020	1,020		130.72	133,334
GAR	GARAGE	0	768		52.25	40,131
SFL	2ND FLOOR	1,020	1,020		130.72	133,334
TQS	3/4 STORY	576	768		98.04	75,295
Ttl Gross Liv / Lease Area		3,076	5,516			482,748

