

Property Location

28 CRESCENT HL

Map ID

28/ 88/ 3/ /

Bldg Name

State Use

101

Vision ID

2167

Account #

2204

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:18:19

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																											
BROCK MICHAEL M 28 CRESCENT HL EAST LONGMEADOW MA 01028 GIS ID F_381492_2848673		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																													
										RESIDNTL.		101		152000		152,000																													
										RES LAND		101		110300		110,300																													
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		11100		11,100																													
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#																																			
Total										273,400								273,400																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
BROCK MICHAEL M VIGNEAULT NORMAN R				20892 04427		0094 0077		09-30-2015 05-26-1977		Q U		I I		200,000 0		00		Year		Code		Assessed		Year		Code		Assessed																	
																		2023		101		139,400		2022		101		124,600		2021		101		119,400											
																				101		100,300				101		91,200				101		84,400											
																				101		9,800				101		9,800				101		9,800											
Total										249,500								Total 225,600								Total 213,600																			
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																																													
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																											
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)														152,000															
0001								101				MA				Appraised Xf (B) Value (Bldg)														0															
NOTES																		Appraised Ob (B) Value (Bldg)														11,100													
																		Appraised Land Value (Bldg)														110,300													
																		Special Land Value														0													
																		Total Appraised Parcel Value														273,400													
																		Valuation Method														C													
																		Adjustment																											
																		Net Total Appraised Parcel Value														273,400													
																		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																	
201900697		03-08-2019		91		INSULATION		4,026				0		05-22-2019		COMPLETE PER B		11-06-2015						317		3		MEAS+INSPCTD																	
201103131		12-30-2011		GEN		GENERATOR		6,400										03-23-2012						317		15		PERMIT VISIT																	
201102868		10-28-2011		12		REROOF		8,890										09-27-2003						274		3		MEAS+INSPCTD																	
																		02-06-1992						105		3		MEAS+INSPCTD																	
																		08-04-1980						500		3		MEAS+INSPCTD																	
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		RC								9,000 SF		12.26		1.000		5		LAND		1.00		MA		1.00				0				1.000		12.26		110,300					
Total Card Land Units																		0.21		AC		Parcel Total Land Area:		0.21																Total Land Value				110,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	135.21	
Interior Floor 2			RCN	241,330	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1957	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	152,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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
03	GARAGE	OB	Outbuildi	L	496	32.00	1957	70	0.00	GD	A	1.00	11,100
GEN	GENERATO			B	0	0.00	1981	63	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		29.86	27,230
EFB	ENCL PORCH	0	120		74.81	8,977
FFL	1ST FLOOR	912	912		149.62	136,449
HST	HALF STORY	456	912		74.81	68,225
PAT	PATIO	0	60		7.48	449
Ttl Gross Liv / Lease Area		1,368	2,916			241,330

