Property Location 44 BREEZY KNOLL RD | Map ID 36/ 72/ 0/ / | Bldg Name | State Use 101
Vision ID 3001 | Account # 3051 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 12:31:45

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MEEHAN BRIAN J				
MEEHAN BETHANY A	TOPO WET	EASEMENT	TRAFFIC	CORNER
44 BREEZY KNOLL RD	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

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#

GIS ID F_383848_2852931

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	284700	284,700
RES LAND	101	136100	136,100
Total		420,800	420,800

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MEEHAN BRIAN J	18408	0091	08-24-2010	U	I	1	1A
MEEHAN BRIAN J,	16070	0052	07-24-2006	U	I	315,000	
LIEBERWIRTH PAUL A + JUDITH C,	09254	0397	09-20-1995	U	I	170,000	
MORENO DANIEL H + NANCY A	07281	0001	09-29-1989	U	I	225,000	
AMERICAN CLASSICS	06983	0055	10-03-1988	U	V	60,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	260,800	2022	101	236,600	2021	101	226,600
	101	124,100		101	111,700		101	103,700
	Total	384,900		Total	348,300		Total	330,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	284,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	136,100
Special Land Value	0
Total Appraised Parcel Value	420,800
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	420,800

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

FY14 38071 SF = PARCEL 1,

10280 SF = PARCEL 2 TOTAL OF 48351 SF

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
75	04-26-1996	MN	Manual Note	5,000				ALTER
5	01-01-1989	MN	Manual Note	75,000				DWLG

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-02-2019			334	3	MEAS+INSPCTD
07-12-2013			317	3	MEAS+INSPCTD
12-10-2002			274	3	MEAS+INSPCTD
12-19-1996			200	14	INSPECTED
07-24-1992			131	14	INSPECTED
06-08-1992			107	1	LEFT NOTICE
04-12-1990			131	15	PERMIT VISIT

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	3.12	1.200	7	LAND	0.90	MG	1.00	TOP2		0			1.000	3.37	134,800
1	101	ONE FAM	RA				0.190	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	1,300
						Total Card Land Units	1.11	AC	Parcel Total Land Area:	1.11												Total Land Value	136,100

Property Location 44 BREEZY KNOLL RD | Map ID 36/ 72/ 0/ / | Bldg Name | State Use 101
Vision ID 3001 | Account # 3051 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 12:31:46

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	01	NONE
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	8	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	406	
FBM Quality	3	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

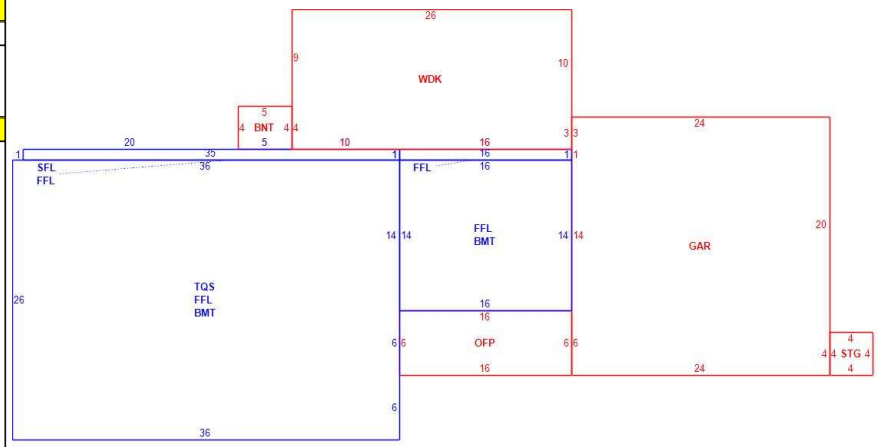
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	117.33
RCN	351,474
Net Other Adj	
Year Built	1989
Effective Year Built	2002
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	81
RCNLD	284,700
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	1,160		28.17	32,682
BNT	BSMT ENTRY	0	20		7.04	141
FFL	1ST FLOOR	1,211	1,211		140.87	170,595
GAR	GARAGE	0	576		56.25	32,400
OFP	OPEN PORCH	0	96		14.67	1,409
SFL	2ND FLOOR	35	35		140.87	4,930
STG	STORAGE	0	16		52.83	845
TQS	3/4 STORY	702	936		105.65	98,892
WDK	WOOD DECK	0	338		28.34	9,579
	Ttl Gross Liv / Lease Area	1,948	4,388			351,474