

Property Location

47 BREEZY KNOLL RD

Map ID

36/ 72A/ 0/ /

Bldg Name

State Use

101

Vision ID

3002

Account #

3052

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:31:56

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
CONROY JENNIFER M 47 BREEZY KNOLL RD EAST LONGMEADOW MA 01028 GIS ID F_383698_2852754		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		185900		185,900																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		147200		147,200																							
										RESIDNTL.		101		9200		9,200																							
		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		342,300		342,300																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
CONROY JENNIFER M MENGWASSER PETER A CROSSMAN DONALD FOSTER				24719 0494 20790 0019 04306 0020		09-09-2022 07-16-2015 08-10-1976		Q Q U		I I I		342,000 247,500 0		00 00 0		Year		Code		Assessed		Year		Code		Assessed													
																2023		101		170,500		2022		101		148,800		2021		101		142,600							
																		101		132,900				101		119,800				101		111,100							
																		101		7,600				101		7,600				101		7,600							
														Total		311,000		Total		276,200		Total		261,300															
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																		APPROAISED VALUE SUMMARY																					
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)														185,900									
0001								101				MG				Appraised Xf (B) Value (Bldg)														0									
																		Appraised Ob (B) Value (Bldg)														9,200							
																		Appraised Land Value (Bldg)														147,200							
																		Special Land Value														0							
																		Total Appraised Parcel Value														342,300							
																		Valuation Method														C							
																		Adjustment																					
																		Net Total Appraised Parcel Value														342,300							
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											
201802383		07-20-2018		12		REROOF		11,000		06-06-2019		100		06-06-2019				06-06-2019						400		15		PERMIT VISIT											
201800881		03-13-2018		25		WINDOWS		4,419		05-29-2018		100		05-29-2018		INC PATIO DOOR		05-29-2018						400		15		PERMIT VISIT											
147		05-26-2011		20		WOOD STOVE		3,900								PELLET INSERT N		02-03-2012						317		15		PERMIT VISIT											
390		12-17-2007		20		WOOD STOVE		5,000										03-13-2008						350		15		PERMIT VISIT											
143		05-31-2007		12		REROOF		6,000										12-10-2002						274		3		MEAS+INSPCTD											
																		02-12-1992						170		3		MEAS+INSPCTD											
																		10-21-1980						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		RA								33,464 SF		3.67		1.200		7		LAND		1.00		MG		1.00				0		1.000		4.4		147,200	
Total Card Land Units														0.77		AC		Parcel Total Land Area:				0.77				Total Land Value										147,200			

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	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	128.35	
Interior Floor 2	3	HARDWOOD	RCN	265,629	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1948	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	185,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1976	60	0.00	AV	A	1.00	1,000
03	GARAGE	OB	Outbuildi	L	400	32.00	1950	50	0.00	FR	F	0.90	5,800
02	SHED/FR			L	64	12.00	1950	60	0.00	AV	F	0.90	400
22	WOOD DK			L	187	15.00	1995	70	0.00	GD	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	896		28.42	25,467	
EFP	ENCL PORCH	0	117		71.75	8,394	
FFL	1ST FLOOR	896	896		142.28	127,479	
OFP	OPEN PORCH	0	48		14.82	711	
TQS	3/4 STORY	672	896		106.71	95,609	
WDK	WOOD DECK	0	280		28.46	7,967	
Ttl Gross Liv / Lease Area		1,568	3,133			265,629	

