

Property Location

43 BREEZY KNOLL RD

Map ID

36/ 73/ 0/ /

Bldg Name

State Use

101

Vision ID

3003

Account #

3053

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:32:05

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
LENAHA ALANNA HUFF PHILLIP 43 BREEZY KNOLL RD EAST LONGMEADOW MA 01028 GIS ID F_383462_2852793		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	358900	358,900		
						RES LAND	101	156500	156,500		
						RESIDNTL.	101	5100	5,100		
		DRAINAGE		VIEW	COMMUNITY						
		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		520,500	520,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LENAHA ALANNA LUSSIER STEVEN J DIX MARY D HEIRS + DEVISEES,OF		23658	0538	01-19-2021	Q	I	479,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		11702	0372	06-18-2001	U	I	127,500		2023	101	329,400	2022	101	296,200	2021	101	278,800
		03261	0333	06-02-1967	U	I	0			101	143,300		101	129,700		101	120,500
										101	3,800		101	3,800		101	3,800
		Total						Total		476,500	Total		429,700	Total		403,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 358,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,100 Appraised Land Value (Bldg) 156,500 Special Land Value 0 Total Appraised Parcel Value 520,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 520,500									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total																	

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				101		MG	

NOTES															

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	
202202524	08-15-2022	62	SOLAR	48,039	05-09-2023	100			02-09-2021			400	14	INSPECTED	
202200668	02-28-2022	12	REROOF	2,500	06-13-2022	100	06-13-2022	BREEZEWAY & GA	04-17-2015			105	15	PERMIT VISIT	
201102617	09-21-2011	41	FOUNDATION	2,000	04-17-2015	100	04-17-2015	GARAGE	04-11-2014			317	15	PERMIT VISIT	
72	04-21-2009	54	FENCE	200				NVC	06-05-2013			105	15	PERMIT VISIT	
188	07-09-2001	4	ADDITION	70,000				SECOND FL; GARA	06-29-2012			317	15	PERMIT VISIT	
6	01-01-1994	MN	Manual Note	50				WOODSTOVE	04-06-2012			317	15	PERMIT VISIT	
									09-02-2010			316	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	RA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00		0		1.000	3.74	149,600		
1	101	ONE FAM	RA				0.990	AC	7,000.00	1.000	0		1.00	MG	1.00		0		1.000	7,000	6,900		
Total Card Land Units							1.91	AC	Parcel Total Land Area: 1.91							Total Land Value							156,500

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	107.95	
Interior Floor 1	3	HARDWOOD	RCN	466,158	
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built	1967	
Heat Type	6	ELECTRC BB	Effective Year Built	1998	
AC Type	01	NONE	Depreciation Code	GV	
Bedrooms	3		Remodel Rating	04	
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	23	
Extra Fixtures	1		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	77	
Extra Kitchens	0		RCNLD	358,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	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
02	SHED/FR			L	160	12.00	2009	70	0.00	GD	A	1.00	1,300
07	POOL A-C	OB	Outbuildi	L	24	69.00	2009	70	0.00	GD	A	1.00	1,200
14	SCRN HSE			L	100	20.00	2009	70	0.00	GD	A	1.00	1,400
41	IMP SHD			L	200	10.00	2009	60	0.00	AV	A	1.00	1,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	77	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	48	192		34.74	6,669
BMT	BASEMENT	0	1,014		27.82	28,206
EFP	ENCL PORCH	0	192		69.47	13,339
FFL	1ST FLOOR	1,158	1,158		138.94	160,897
GAR	GARAGE	0	960		55.58	53,355
HST	HALF STORY	360	720		69.47	50,020
OFF	OPEN PORCH	0	48		14.47	695
PAT	PATIO	0	588		6.85	4,029
SFL	2ND FLOOR	1,050	1,050		138.94	145,892
WDK	WOOD DECK	0	108		28.30	3,057
Ttl Gross Liv / Lease Area		2,616	6,030			466,158

