

Property Location

35 BREEZY KNOLL RD

Map ID

36/ 75/ 5/ 1

Bldg Name

State Use

101

Vision ID

3005

Account #

3055

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:32:25

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BANAS LAUREN S TR 35 BREEZY KNOLL RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	300800	300,800												
						RES LAND	101	147200	147,200												
						RESIDNTL.	101	2500	2,500												
		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#															
GIS ID F_383483_2853170						Total				450,500	450,500										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
BANAS LAUREN S TR SCAGNI ROBERT R MAKARA MICHAEL A		22498	0262	12-24-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		08362	0218	03-18-1993	U	V	6,000	1	2023	101	278,900	2022	101	254,000	2021	101	243,100				
		04544	0374	01-25-1978	U	I	0		101	132,700	101	119,800	101	110,900							
		101	1,600	101	1,600	101	1,600														
								Total	413,200	Total	375,400	Total	355,600								
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							APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 300,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,500 Appraised Land Value (Bldg) 147,200 Special Land Value 0 Total Appraised Parcel Value 450,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 450,500											
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MG															
NOTES																					
SUB DIV 707 PARCEL A 5735SF BOOK 8362 P218																					
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							
244	01-01-1983	MN	Manual Note					DWELLING	06-27-2014			317	16	FIELDREV CHG							
									04-07-2004			319	14	INSPECTED							
									12-13-2002			250	22	MAILER SENT							
									12-10-2002			274	2	MEASURED							
									06-08-1992			107	1	LEFT NOTICE							
									02-25-1985			500	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				33,004 SF	3.72	1.200	7	LAND	1.00	MG	1.00			0		1.000	4.46	147,200
Total Card Land Units							0.76	AC	Parcel Total Land Area:				0.76	Total Land Value							147,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
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		112.44
Interior Floor 1	2	SOFTWOOD	RCN		390,651
Interior Floor 2			Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built		1983
Heat Type	1	FORCED H/A	Effective Year Built		1998
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		77
Extra Kitchens	0		RCNLD		300,800
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	0	NO	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	240	12.00	2000	70	0.00	GD	G	1.25	2,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,376		26.65	36,665	
FFL	1ST FLOOR	1,376	1,376		133.33	183,459	
GAR	GARAGE	0	572		53.38	30,532	
OFP	OPEN PORCH	0	32		12.50	400	
SFL	2ND FLOOR	1,047	1,047		133.33	139,594	
Ttl Gross Liv / Lease Area		2,423	4,403			390,651	

