

Property Location

21 BREEZY KNOLL RD

Map ID

36/ 78/ 2/ 1

Bldg Name

State Use

101

Vision ID

3008

Account #

3058

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:32:52

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
WELCH BETH E 21 BREEZY KNOLL RD EAST LONGMEADOW MA 01028 GIS ID F_383468_2853564		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	276800	276,800												
						RES LAND	101	141500	141,500												
						RESIDENTL.	101	11800	11,800												
		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				430,100	430,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
WELCH BETH E WAKEM THEODORE E		22298 04074	0538 0097	08-03-2018 11-27-1974	Q U	I I	340,000 0	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
									2023	101	254,500	2022	101	230,800	2021	101	221,500				
										101	128,700		101	115,900		101	107,200				
										101	11,200		101	11,200		101	11,200				
									Total		394,400	Total		357,900	Total		339,900				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 276,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,800 Appraised Land Value (Bldg) 141,500 Special Land Value 0 Total Appraised Parcel Value 430,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 430,100												
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							
202003027	11-24-2020	14	MIN ALT	6,019	06-29-2021	100		2 ENTRY DOORS	06-29-2021			400	15	PERMIT VISIT							
201203101	09-19-2012	9	ALTERATION	7,100				NEW DOORS IN EF	07-02-2019			334	2	MEASURED							
128	05-18-2011	25	WINDOWS	5,000				6 REPLACEMENT	06-05-2013			105	15	PERMIT VISIT							
287	09-08-2010	25	WINDOWS	6,800				4 REPLACEMENT	02-03-2012			317	15	PERMIT VISIT							
4	01-07-2010	7	REMODEL	30,000				2ND FL BTH, CLOS	12-20-2010			317	15	PERMIT VISIT							
74	04-21-2009	25	WINDOWS	6,500				ONE BOW WINDO	12-20-2010			317	15	PERMIT VISIT							
319	11-15-2002	20	WOOD STOVE	1,800				QC 1/16/2003	12-11-2009			317	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				25,036 SF	4.71	1.200	7	LAND	1.00	MG	1.00			0		1.000	5.65	141,500
Total Card Land Units							0.57	AC	Parcel Total Land Area:				0.57	Total Land Value							141,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
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	115.19	
Interior Floor 1	4	CARPET	RCN	384,377	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1974	
Heat Type	1	FORCED H/A	Effective Year Built	1993	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %	28	
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	72	
Extra Kitchens	0		RCNLD	276,800	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues	1		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
11	POOL I-V	OB	Outbuildi	L	512	29.00	1983	60	0.00	AV	A	1.00	8,900
02	SHED/FR			L	150	12.00	1985	60	0.00	AV	A	1.00	1,100
2	GAZEBO			L	100	20.00	1991	70	0.00	GD	G	1.25	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,348		28.87	38,913
EFB	ENCL PORCH	0	220		72.06	15,854
FFL	1ST FLOOR	1,348	1,348		144.12	194,278
OPF	OPEN PORCH	0	132		14.19	1,874
SFL	2ND FLOOR	900	900		144.12	129,711
WDK	WOOD DECK	0	128		29.28	3,747
Ttl Gross Liv / Lease Area		2,248	4,076			384,377

