

Property Location

23 OVERBROOK RD

Map ID

49/ 44/ 86/ /

Bldg Name

State Use

101

Vision ID

3937

Account #

4003

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 3:12:01 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
HOGAN MARK P HOGAN WENDI M 23 OVERBROOK RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	234100	234,100		
						RES LAND	101	143300	143,300		
						RESIDNTL.	101	7500	7,500		
		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_386165_2852490						Total				384,900	384,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HOGAN MARK P DUNCAN GARY J +, GARREFFI DOMINICK V +		12690	0360	11-01-2002	U	I	219,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		07887	0394	12-19-1991	U	I	209,000		2023	101	219,500	2022	101	203,400	2021	101	196,000
		04251	0119	04-07-1976	U	I	0			101	129,800		101	117,000		101	108,200
										101	5,000		101	5,000		101	5,000
								Total	354,300		Total	325,400		Total	309,200		

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) 234,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,500 Appraised Land Value (Bldg) 143,300 Special Land Value 0 Total Appraised Parcel Value 384,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 384,900									
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	
B-23-285	04-24-2023	11	POOL	10,100	07-11-2023	100	07-11-2023	AG POOL	07-11-2023			334	15	PERMIT VISIT	
202002412	08-27-2020	25	WINDOWS	54,405		100		17 WINDOWS, SIDI	06-28-2021			400	15	PERMIT VISIT	
254	07-25-2006	11	POOL	6,000				27' ABOVE GRND	05-18-2018			333	2	MEASURED	
									02-23-2010			316	1	LEFT NOTICE	
									02-22-2007			311	15	PERMIT VISIT	
									07-26-2003			250	22	MAILER SENT	
									07-09-2002			274	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				27,394 SF	4.36	1.200	7	LAND	1.00	MG	1.00			0		1.000	5.23	143,300		
Total Card Land Units							0.63	AC	Parcel Total Land Area: 0.63							Total Land Value							143,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE				
Exterior Wall 1	4	VINYL	MIXED USE			
Exterior Wall 2			Code	Description		Percentage
Roof Structure	1	GABLE	101	ONE FAM		100
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL				0
Interior Wall 2			COST / MARKET VALUATION			
Interior Floor 1	3	HARDWOOD	Adj Base Rate		128.32	
Interior Floor 2	4	CARPET	RCN		320,676	
Heat Fuel	2	GAS	Net Other Adj			
Heat Type	1	FORCED H/A	Year Built		1976	
AC Type	03	FULL	Effective Year Built		1994	
Bedrooms	3		Depreciation Code		GD	
Full Baths	2		Remodel Rating			
Half Baths	1		Year Remodeled			
Extra Fixtures	2		Depreciation %		27	
Total Rooms	7		Functional Obsol			
Bath Style	G	GOOD	External Obsol			
Half Bath Style	G	GOOD	Cost Trend Factor		1	
Kitchens	1		Condition			
Kitchen Style	G	GOOD	% Complete			
Extra Kitchens	0		Overall % Condition		73	
Extra Kitchen St	N	NONE	RCNLD		234,100	
FBM Sqft	679		Dep % Ovr			
FBM Quality	3		Dep Ovr Comment			
Fireplaces	2		Misc Imp Ovr			
WS Flues	0		Misc Imp Ovr Comment			
Central Vac	1	YES	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
02	SHED/FR	OB	Outbuildi	L	192	12.00	1978	50	0.00	FR	F	0.90	1,000
07	POOLA-C			L	27	69.00	2023	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	266	15.00	2009	70	0.00	GD	G	1.25	3,500
02	SHED/FR			L	200	12.00	2012	70	0.00	GD	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,456	1,456		171.67	249,949	
LLV	LOWR LEVEL	0	1,358		42.98	58,367	
WDK	WOOD DECK	0	360		34.33	12,360	
Ttl Gross Liv / Lease Area		1,456	3,174			320,676	

