

Property Location

44 SOUTH BROOK RD

Map ID

57/ 31/ 3/ /

Bldg Name

State Use

101

Vision ID

4350

Account #

4419

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 6:52:02 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MOCCIA GENNARO MOCCIA LISA 44 SOUTH BROOK RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	472700	472,700		
						RES LAND	101	157800	157,800		
						RESIDNTL.	101	29100	29,100		
		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#					
GIS ID F_386702_2839909						Total				659,600	659,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MOCCIA GENNARO MOCCIA GENNARO OZ ABDULLAH, SCHUSTER,JOHN F + GARVEY,DANIEL P TRUSTEE		23524	0235	11-09-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		18999	0247	11-16-2011	U	I	430,000		2023	101	435,800	2022	101	400,100	2021	101	384,600
		16755	0504	06-18-2007	U	I	560,000			101	143,800		101	146,200		101	135,800
		12388	0567	06-17-2002	U	I	399,000			101	26,200		101	26,200		101	20,300
		10675	0500	03-05-1999	U	V	82,000	1									
								Total	605,800		Total		572,500		Total		540,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
			Total						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
0001		101	NV

NOTES			
SUB DIV #588,589 RECHECK 6/2022 BP 202100407			

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
202100407	01-29-2021	62	SOLAR	33,000	06-30-2021	0		SOLAR PERMIT W/	06-30-2021			400	15	PERMIT VISIT
202001631	05-20-2020	11	POOL	20,000	06-26-2020	100	06-26-2020	20X40 INGROUND	06-26-2020			334	15	PERMIT VISIT
201502425	08-14-2015	91	INSULATION	3,301		0			04-17-2018			333	2	MEASURED
201	08-02-2001	2	DWELLING	250,000				OC 6/17/02	10-09-2008			317	3	MEAS+INSPCTD
									03-04-2003			274	14	INSPECTED
									02-06-2003			274	15	PERMIT VISIT
									12-10-2001			105	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	RAA				40,000 SF	3.12	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000	
1	101	ONE FAM	RAA				0.340 AC	7,000.00	1.000	0		0.75	NV	1.00	WET3		0		1.000	5,250	1,800	
Total Card Land Units							1.26 AC	Parcel Total Land Area: 1.26							Total Land Value							157,800

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	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		Percentage
Exterior Wall 2	7	BRICK	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		101.03	
Interior Floor 1	4	CARPET	RCN		537,104	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		2001	
Heat Type	1	FORCED H/A	Effective Year Built		2009	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	5		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		12	
Extra Fixtures	3		Functional Obsol			
Total Rooms	10		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		88	
Extra Kitchens	0		RCNLD		472,700	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	1066		Dep Ovr Comment			
FBM Quality	5		Misc Imp Ovr			
Fireplaces	2		Misc Imp Ovr Comment			
WS Flues			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
11	POOL I-V	OB	Outbuildi	L	800	29.00	2020	70	0.00	GD	G	1.25	20,300
02	SHED/FR			L	352	12.00	2020	70	0.00	GD	A	1.00	3,000
19	PATIO			L	1,20	8.00	2020	60	0.00	AV	A	1.00	5,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,777		29.15	51,799	
CFL	CATHEDRAL CE	140	140		150.08	21,011	
FFL	1ST FLOOR	1,650	1,650		145.91	240,756	
OFP	OPEN PORCH	0	35		16.68	584	
PAT	PATIO	0	218		7.36	1,605	
SFL	2ND FLOOR	888	888		145.91	129,570	
TQS	3/4 STORY	588	784		109.43	85,797	
WDK	WOOD DECK	0	205		29.18	5,982	
Ttl Gross Liv / Lease Area		3,266	5,697			537,104	

