

Property Location

28 SOUTH BROOK RD

Map ID

57/ 33/ 1/ 1

Bldg Name

State Use

101

Vision ID

4352

Account #

4421

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 6:52:31 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
BASILE ERICA L BASILE JOHN J 28 SOUTH BROOK RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	453600	453,600														
						RES LAND	101	169200	169,200														
						RESIDNTL.	101	17500	17,500														
		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_386582_2839409						Total				640,300	640,300												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
BASILE ERICA L GARVEY PETER J, GARVEY,DANIEL P FEDERAL DEPOSIT,INSURANCE CORP SOUTH MEADOWS INC,		18545	0075	11-10-2010	U	I	510,000	1A 1 1L 1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		11461	0022	12-29-2000	U	V	1		2023	101	420,800	2022	101	377,600	2021	101	361,900						
		10675	0500	03-05-1999	U	V	82,000		101	155,200	101	157,600	101	147,200									
		BK-10	0000	12-31-1997	U	V	208,000		101	17,100	101	16,400	101	16,400									
		06343	0440	12-30-1986	U	I	1	Total	593,100		Total	551,600		Total	525,500								
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																							
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY															
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)										453,600					
0001				101		NV		Appraised Xf (B) Value (Bldg)										0					
NOTES SUB DIV #588,589								Appraised Ob (B) Value (Bldg)										17,500					
								Appraised Land Value (Bldg)										169,200					
								Special Land Value										0					
								Total Appraised Parcel Value										640,300					
								Valuation Method										C					
								Adjustment															
								Net Total Appraised Parcel Value										640,300					
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									
201102802	10-20-2011	11	POOL	35,215				18X36 INGROUND	11-30-2021			334	2	MEASURED									
189	06-27-2000	2	DWELLING	300,000					05-25-2012			317	15	PERMIT VISIT									
									04-01-2011			317	16	FIELDREV CHG									
									02-19-2009			250	P1	PHONE MESSAG									
									10-09-2008			317	2	MEASURED									
									11-20-2001			247	3	MEAS+INSPCTD									
									01-29-2001			247	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	RAA				40,000 SF	3.12	1.250	9	LAND	1.00	NV	1.00	TOP3		0		1.000	3.9	156,000		
1	101	ONE FAM	RAA				2.520 AC	7,000.00	1.000	0		0.75	NV	1.00			0		1.000	5,250	13,200		
Total Card Land Units							3.44 AC	Parcel Total Land Area:							3.44	Total Land Value							169,200

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	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			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	94.56	
Interior Floor 2	6	CERAMIC TL	RCN	521,336	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	13	
Total Rooms	10		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	87	
Extra Kitchen St			RCNLD	453,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2011	70	0.00	GD	G	1.25	16,400
02	SHED/FR			L	100	12.00	2015	60	0.00	AV	A	1.00	700
40	LEAN-TO			L	80	8.00	2015	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,446		25.69	37,146	
FFL	1ST FLOOR	1,446	1,446		128.53	185,861	
GAR	GARAGE	0	742		51.45	38,175	
HST	HALF STORY	96	192		64.27	12,339	
OPF	OPEN PORCH	0	50		12.85	643	
PAT	PATIO	0	520		6.43	3,342	
SFL	2ND FLOOR	1,434	1,434		128.53	184,318	
TQS	3/4 STORY	413	550		96.52	53,085	
WDK	WOOD DECK	0	248		25.91	6,427	
Ttl Gross Liv / Lease Area		3,389	6,628			521,336	

