

Property Location

45 BROOKHAVEN DR

Map ID

70/ 32/ 13/ /

Bldg Name

State Use

101

Vision ID

5112

Account #

5189

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 9:08:28 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CARR PAUL T CARR SHEILA K 45 BROOKHAVEN DR EAST LONGMEADOW MA 01028 GIS ID F_391124_2857643		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	296100	296,100												
						RES LAND	101	148100	148,100												
						RESIDNTL.	101	11900	11,900												
		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		456,100	456,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CARR PAUL T CIG4 LLC VOYIK JENNIFER L KARALEKAS JAMES M , REUTER DANIEL L		23223	0073	05-22-2020	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed							
		22907	0132	10-18-2019	U	I	179,000	1L	2023	101	274,300	2022	101	255,400							
		19222	0427	04-23-2012	U	I	295,000	00		101	133,800		101	120,600							
		07473	0274	06-08-1990	U	I	207,500			101	11,300		101	11,300							
		05532	0495	11-18-1983	U	I	113,000		Total		419,400	Total		387,300							
								Total		369,100											
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)296,100 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)11,900 Appraised Land Value (Bldg)148,100 Special Land Value0 Total Appraised Parcel Value456,100 Valuation MethodC Adjustment Net Total Appraised Parcel Value456,100												
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							
202200071	01-06-2022	91	INSULATION	6,090		0			05-23-2018			333	2	MEASURED							
201903372	12-06-2019	7	REMODEL	30,000	05-27-2020	100	05-27-2020	REMODEL 15X20 KI	04-24-2009			317	14	INSPECTED							
201903226	11-12-2019	12	REROOF	22,000	05-27-2020	100	05-27-2020		04-06-2007			250	P1	PHONE MESSAG							
172	07-10-1996	1	PORCH	4,000				PORCH	10-12-2006			311	2	MEASURED							
70	01-01-1983	MN	Manual Note					POOL	04-03-2000			247	14	INSPECTED							
									02-04-2000			247	2	MEASURED							
									12-31-1996			200	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				34,847 SF	3.54	1.200	7	LAND	1.00	MG	1.00			0		1.000	4.25	148,100
Total Card Land Units							0.80	AC	Parcel Total Land Area: 0.80				Total Land Value							148,100	

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	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2	8	BRICK VENR	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		119.02	
Interior Floor 1	3	HARDWOOD	RCN		384,546	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1971	
Heat Type	3	FORCED H/W	Effective Year Built		1998	
AC Type	03	FULL	Depreciation Code		GV	
Bedrooms	4		Remodel Rating		04	
Full Baths	3		Year Remodeled		2019	
Half Baths	1		Depreciation %		23	
Extra Fixtures	2		Functional Obsol			
Total Rooms	7		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		77	
Extra Kitchens	0		RCNLD		296,100	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	870		Dep Ovr Comment			
FBM Quality	5		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	70	0.00	GD	A	1.00	10,400
02	SHED/FR			L	140	12.00	2000	70	0.00	GD	G	1.25	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,848	1,848		162.39	300,102
LLV	LOWR LEVEL	0	1,740		40.60	70,641
OFF	OPEN PORCH	0	36		18.04	650
OSP	SCRN PORCH	0	256		24.11	6,171
UCN	UNFIN CAN	0	96		8.46	812
WDK	WOOD DECK	0	192		32.14	6,171

