

Property Location		26 MEADOWBROOK RD		Map ID		78/ 2/ 0/ /		Bldg Name		State Use 101																	
Vision ID		5561		Account #		5641		Bldg # 1		Sec # 1 of 1																	
								Card # 1 of 1		Print Date 11/14/2023 10:27:55																	
CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BILTON KEITH R LECOURS ALECEIA B 26 MEADOWBROOK RD EAST LONGMEADOW MA 01028 GIS ID F_391152_2844726										Description		Code		Appraised		Assessed											
		TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		153400		153,400											
										RES LAND		101		152000		152,000											
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		5400		5,400											
		SUPPLEMENTAL DATA																									
		Alt Prcl ID		Received																							
		SP Permit		NIA																							
		Chapter Land		Field 8																							
		OC Dates		Field 9																							
		In+Ex FY		Field 10																							
		Mailed		Assoc Pid#																							
										Total		310,800		310,800													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BILTON KEITH R NOWAK RONALD H NOWAK RONALD H NOWARK RONALD H + DZUIK JULIA		23606		0537		12-22-2020		Q		I		235,000		00		Year		Code		Assessed		Year		Code		Assessed	
		08738		0509		02-08-1994		U		I		1		1A		2023		101		140,200		2022		101		102,600	
		08669		0436		12-13-1993		U		I		1		1A				101		140,000				101		127,600	
		07380		0155		02-01-1990		U		I		50,000		1				101		4,500				101		4,100	
		02147		0001		11-02-1951		U		I		0															
		Total												Total		284,700		Total		234,300		Total		221,800			
EXEMPTIONS																											
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int											
										SEWER BETTE																	
		Total																									
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name						Tracing				Batch															
0001								101				MG															
NOTES																											
HST IS NOW 1 BR																											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		141.48
Interior Floor 1	3	HARDWOOD	RCN		219,090
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1945
Heat Type	5	STEAM	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		153,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	228	32.00	1953	60	0.00	AV	A	1.00	4,400
02	SHED/FR			L	144	12.00	1953	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		30.49	26,340
FFL	1ST FLOOR	864	864		152.25	131,545
HST	HALF STORY	384	768		76.13	58,465
OFF	OPEN PORCH	0	175		15.66	2,741
Ttl Gross Liv / Lease Area		1,248	2,671			219,090

