

Property Location

74 MEADOWBROOK RD

Map ID

79/ 13/ B/ I

Bldg Name

State Use

101

Vision ID

5585

Account #

5666

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:32:32

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
LANE LINDSEY DAWN 74 MEADOWBROOK RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	162900	162,900													
						RES LAND	101	141200	141,200													
						RESIDNTL.	101	1000	1,000													
		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_392108_2844202						Total				305,100	305,100											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LANE LINDSEY DAWN SEIFFERT GREGORY J SEIFFERT MARY ELLEN,		20846	0156	08-27-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		15234	0510	08-02-2005	U	I	115,158	1A	2023	101	149,000	2022	101	132,700	2021	101	126,900					
		03180	0674	04-21-1966	U	I	0		101	129,200	101	116,800	101	108,800								
									101	600	101	600										
									Total		278,800	Total		250,100	Total		236,300					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int				
					SEWER BETTE																	
			Total																			
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)									162,900					
0001				101		MG		Appraised Xf (B) Value (Bldg)									0					
									Appraised Ob (B) Value (Bldg)									1,000				
									Appraised Land Value (Bldg)									141,200				
									Special Land Value									0				
									Total Appraised Parcel Value									305,100				
									Valuation Method									C				
									Adjustment													
									Net Total Appraised Parcel Value									305,100				
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-23-228	04-03-2023	62	SOLAR	19,796	05-25-2023	100	05-25-2023	27 PANELS	05-25-2023			400	15	PERMIT VISIT								
201502959	12-01-2015	91	INSULATION	3,200		0			04-20-2018			333	4	INFO AT DOOR								
									07-26-2008			317	14	INSPECTED								
									03-02-2006			311	2	MEASURED								
									12-13-1999			247	3	MEAS+INSPCTD								
									04-09-1992			170	3	MEAS+INSPCTD								
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				40,000 SF	3.12	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.37	134,800
1	101	ONE FAM	RA				0.920 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	6,400
Total Card Land Units							1.84 AC	Parcel Total Land Area: 1.84							Total Land Value							141,200

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State Use 101
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	4	VINYL	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	6	CERAMIC TL	Adj Base Rate	128.35	
Interior Floor 2	3	HARDWOOD	RCN	258,629	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St	N	NONE	RCNLD	162,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		Misc Imp Ovr Comment		
Central Vac	0	NO	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			L	120	12.00	2005	70	0.00	GD	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	63	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,612		27.67	44,606	
EFB	ENCL PORCH	0	144		69.26	9,974	
FFL	1ST FLOOR	1,468	1,468		138.53	203,357	
OFF	OPEN PORCH	0	50		13.85	693	
Ttl Gross Liv / Lease Area		1,468	3,274			258,629	

