

Property Location
Vision ID

43 MEADOWBROOK RD
5609

Map ID
Account #

79/ 7/ 4/ /
5690

Bldg Name
Sec #

79/ 7/ 4/ /
1 of 1

Card #
Print Date

1 of 1
11/14/2023 10:36:41

State Use
101

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
COUGHLIN LINDA 43 MEADOWBROOK RD EAST LONGMEADOW MA 01028 GIS ID F_391498_2843860						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER		RESIDNTL.	101	238300	238,300														
						RES LAND	101	135200	135,200														
	DRAINAGE		VIEW	COMMUNITY		RESIDNTL.	101	400	400														
SUPPLEMENTAL DATA						Total				373,900	373,900												
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed			Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
COUGHLIN LINDA THE BANK OF NEW YORK MELLON TR BILTON MARK A BILTON,MARK A BOGUSZ EDWIN &,MONICA BALTRONIS		22363	0521	09-18-2018	U	I	223,650	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		21785	0083	07-28-2017	U	I	230,000	1L	2023	101	218,300	2022	101	195,100	2021	101	166,900						
		15103	0459	06-17-2005	U	I	1	1		101	123,200		101	110,800		101	102,800						
		10943	0566	09-29-1999	U	I	200,000			101	300		101	300		101	300						
		07226	0127	07-26-1989	U	I	0	1A	Total		341,800	Total		306,200	Total		270,000						
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)										238,300					
0001				101		MG		Appraised Xf (B) Value (Bldg)										0					
								Appraised Ob (B) Value (Bldg)										400					
								Appraised Land Value (Bldg)										135,200					
								Special Land Value										0					
								Total Appraised Parcel Value										373,900					
								Valuation Method										C					
								Adjustment															
								Net Total Appraised Parcel Value										373,900					
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									
202002917	11-04-2020	91	INSULATION	4,351	07-14-2021	0	07-14-2021	KITCHEN DEMOLISH 2 OUTSI CHIMNEY	07-14-2021			334	15	PERMIT VISIT									
202001753	06-03-2020	7	REMODEL	7,000		04-24-2018					333	2	MEASURED										
4	01-12-2000	5	DEMOLITION	0		05-18-2006					311	13	MISSED APPT										
316	11-01-1994	MN	Manual Note	1,000		03-02-2006					311	2	MEASURED										
								01-31-2001				247	15	PERMIT VISIT									
								12-13-1999				247	3	MEAS+INSPCTD									
								02-14-1995				107	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				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				0.050 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	400	
Total Card Land Units							0.97 AC	Parcel Total Land Area:							0.97	Total Land Value							135,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	Percentage
Exterior Wall 2	16	STONE VENR	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		114.91
Interior Floor 1	3	HARDWOOD	RCN		340,393
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1953
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	4		Remodel Rating		03
Full Baths	1		Year Remodeled		2020
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		238,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	604		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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
02	SHED/FR			L	60	12.00	1963	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	1,208		25.35	30,623	
EFP	ENCL PORCH	0	168		63.27	10,629	
FFL	1ST FLOOR	1,208	1,208		126.54	152,860	
GAR	GARAGE	0	576		50.53	29,104	
PAT	PATIO	0	398		6.36	2,531	
TQS	3/4 STORY	906	1,208		94.91	114,645	
Ttl Gross Liv / Lease Area		2,114	4,766			340,393	

