

Property Location 12 PEMBROKE TR
Vision ID 6223

Account # 6309
Map ID 31/ 33/ 2/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1
State Use 101
Print Date 11/14/2023 12:22:44

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
WOLF CHRISTOPHER MASCARENHAS DISHA 12 PEMBROKE TR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	405400	405,400														
						RES LAND	101	156100	156,100														
						RESIDNTL.	101	1300	1,300														
		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_382826_2843720						Total				562,800	562,800												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
WOLF CHRISTOPHER NEAL JENNIFER + DOUGLAS BAUER ANDREW C ROBERTSON,JOHN A DAVIS JOHN H,STEPHEN A TRUSTEE OF		23952	0136	06-21-2021	Q	I	524,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		21043	0004	01-27-2016	Q	I	430,000	00	2023	101	376,700	2022	101	374,400	2021	101	358,900						
		17920	0139	07-30-2009	U	I	480,000			101	142,100		101	144,500		101	134,100						
		12913	0488	01-31-2003	U	V	87,500	1P		101	800		101	800		101	800						
DAVIS JOHN H,STEPHEN A TRUSTEE OF		09348	0253	12-27-1995	U	V	1	1A															
						Total				519,600	Total		519,700	Total		493,800							
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value 405,400 0 1,300 156,100 0 562,800 C 562,800														
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		NV																	
NOTES																							
SUB DIV #778 #804,833 PHASE III																							
GREATWOODS																							
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									
52	03-01-2006	7	REMODEL	5,600				OC 6/11/2006	01-24-2017			317	16	FIELDREV CHG									
34	03-24-2003	2	DWELLING	145,200				OC 8/6/2003	02-10-2010			317	16	FIELDREV CHG									
									04-19-2007			311	14	INSPECTED									
									03-29-2007			311	30	NOAH									
									02-28-2007			311	15	PERMIT VISIT									
									02-08-2007			311	30	NOAH									
									01-27-2004			296	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	RAA				40,000 SF	3.12	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000		
1	101	ONE FAM	RAA				0.010 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	100		
Total Card Land Units							0.93 AC	Parcel Total Land Area:							0.93	Total Land Value							156,100

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	4	VINYL	Code	Description	
Exterior Wall 2			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		110.15
Interior Floor 1	3	HARDWOOD	RCN		482,663
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2005
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		16
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		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		84
Extra Kitchens	0		RCNLD		405,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	338		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		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
02	SHED/FR			L	160	12.00	2014	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,260		30.29	38,165	
FFL	1ST FLOOR	1,332	1,332		151.45	201,728	
GAR	GARAGE	0	576		60.47	34,833	
OFP	OPEN PORCH	0	14		10.82	151	
PAT	PATIO	0	45		6.73	303	
SFL	2ND FLOOR	1,290	1,290		151.45	195,367	
WDK	WOOD DECK	0	400		30.29	12,116	
Ttl Gross Liv / Lease Area		2,622	4,917			482,663	

