Property Location 57 SOUTH BROOK RD | Map ID 57/ 27/ 17/ / | Bldg Name | State Use 101
Vision ID 4344 | Account # 4413 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 10:03:25

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
COOLIDGE PETE C				
COSTA SHARON L	TOPO WET	EASEMENT	TRAFFIC	CORNER
57 SOUTH BROOK RD	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_387111_2840161

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#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	489700	489,700
RES LAND	101	156400	156,400
RESIDNTL.	101	2900	2,900
Total		649,000	649,000

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
COOLIDGE PETE C	10004	0265	09-23-1997	U	I	310,000	
BOUSQUET PAUL A	09488	0562	05-17-1996	U	V	64,000	
SOUTH MEADOWS INC	06343	0440	12-30-1986	U	I	1	1B
BARIBEAU ROLAND J +	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	453,000	2023	101	416,200	2022	101	380,000
	101	156,400		101	142,400		101	144,800
	101	2,900		101	2,300		101	2,300
	Total	612,300		Total	560,900		Total	527,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

SUB DIV #588,589

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	489,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	156,400
Special Land Value	0
Total Appraised Parcel Value	649,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	649,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-24-242	04-18-2024	91	INSULATION	7,817		0		
B-23-433	06-14-2023	62	SOLAR	48,000	07-21-2023	100	07-21-2023	
B-23-398	05-31-2023	12	REROOF	28,934	07-06-2023	100	07-06-2023	
300	10-23-2002	4	ADDITION	9,000				ADDTN OFF KTCH
80	04-20-2000	11	POOL	5,000				
125	05-31-1996	MN	Manual Note	160,000				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-10-2023			400	15	PERMIT VISIT
04-17-2018			333	2	MEASURED
02-19-2009			250	P1	PHONE MESSAG
10-09-2008			317	2	MEASURED
02-05-2004			311	15	PERMIT VISIT
02-06-2003			274	15	PERMIT VISIT
06-18-2002			274	14	INSPECTED

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				0.050	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	400
						Total Card Land Units	0.97	AC	Parcel Total Land Area:			0.97										Total Land Value	156,400

Property Location 57 SOUTH BROOK RD | Map ID 57/ 27/ 17/ / | Bldg Name | State Use 101
Vision ID 4344 | Account # 4413 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 10:03:25

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	4	
Half Baths	0	
Extra Fixtures	2	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	421	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

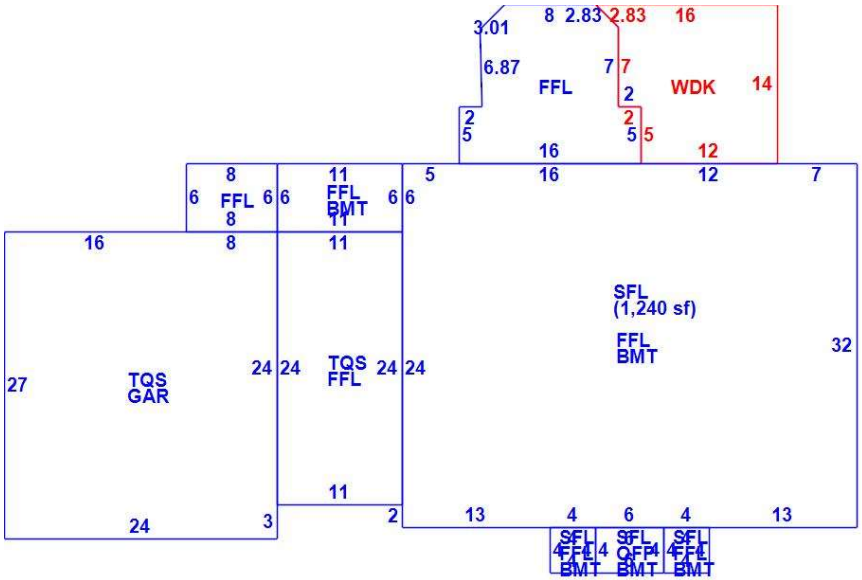
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	100.43
RCN	576,170
Net Other Adj	
Year Built	1996
Effective Year Built	2006
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	85
RCNLD	489,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2000	70	0.00	GD	G	1.25	1,400
22	WOOD DK			L	112	15.00	2000	70	0.00	GD	G	1.25	1,500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	85	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	1,402		25.96	36,392
FFL	1ST FLOOR	1,874	1,874		129.97	243,569
GAR	GARAGE	0	648		51.95	33,663
OFP	OPEN PORCH	0	24		10.83	260
SFL	2ND FLOOR	1,296	1,296		129.97	168,445
TQS	3/4 STORY	684	912		97.48	88,901
WDK	WOOD DECK	0	188		26.27	4,939
	Ttl Gross Liv / Lease Area	3,854	6,344			576,170