Property Location 28 SOUTH BROOK RD | Map ID 57/ 33/ 1/ / | Bldg Name | State Use 101
Vision ID 4352 | Account # 4421 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 10:04:42

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
BASILE ERICA L				
BASILE JOHN J	TOPO WET	EASEMENT	TRAFFIC	CORNER
28 SOUTH BROOK RD	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_386582_2839409

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	485500	485,500
RES LAND	101	169200	169,200
RESIDNTL.	101	17500	17,500
Total		672,200	672,200

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BASILE ERICA L	18545	0075	11-10-2010	U	I	510,000	
GARVEY PETER J,	11461	0022	12-29-2000	U	V	1	1A
GARVEY,DANIEL P	10675	0500	03-05-1999	U	V	82,000	1
FEDERAL DEPOSIT,INSURANCE CORP	BK-10	0000	12-31-1997	U	V	208,000	1L
SOUTH MEADOWS INC,	06343	0440	12-30-1986	U	I	1	1B

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	453,600	2023	101	420,800	2022	101	377,600
	101	169,200		101	155,200		101	157,600
	101	17,500		101	17,100		101	16,400
	Total	640,300		Total	593,100		Total	551,600

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)	485,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,500
Appraised Land Value (Bldg)	169,200
Special Land Value	0
Total Appraised Parcel Value	672,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	672,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201102802	10-20-2011	11	POOL	35,215				18X36 INGROUND
189	06-27-2000	2	DWELLING	300,000				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
11-30-2021			334	2	MEASURED
05-25-2012			317	15	PERMIT VISIT
04-01-2011			317	16	FIELDREV CHG
02-19-2009			250	P1	PHONE MESSAG
10-09-2008			317	2	MEASURED
11-20-2001			247	3	MEAS+INSPCTD
01-29-2001			247	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	RAA				40,000	SF	3.12	1.250	9	LAND	1.00	NV	1.00	TOP3		0			1.000	3.9	156,000
1	101	ONE FAM	RAA				2.520	AC	7,000.00	1.000	0		0.75	NV	1.00			0			1.000	5,250	13,200
						Total Card Land Units	3.44	AC	Parcel Total Land Area:	3.44												Total Land Value	169,200

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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	2	CLAPBOARD
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	3	
Total Rooms	10	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

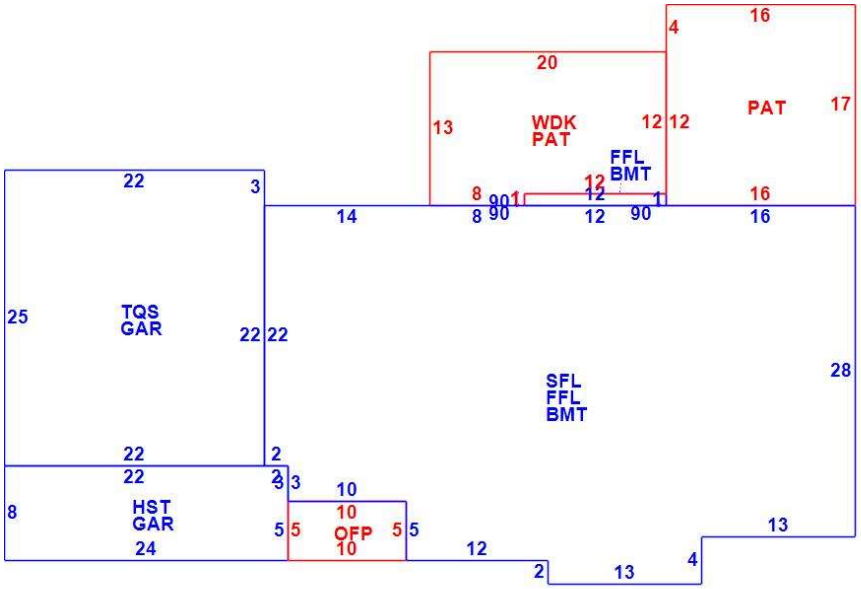
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	103.29
RCN	564,535
Net Other Adj	
Year Built	2000
Effective Year Built	2007
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	86
RCNLD	485,500
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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2011	70	0.00	GD	G	1.25	16,400
02	SHED/FR			L	100	12.00	2015	60	0.00	AV	A	1.00	700
40	LEAN-TO			L	80	8.00	2015	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	1,446		27.82	40,225
FFL	1ST FLOOR	1,446	1,446		139.19	201,262
GAR	GARAGE	0	742		55.71	41,338
HST	HALF STORY	96	192		69.59	13,362
OFP	OPEN PORCH	0	50		13.92	696
PAT	PATIO	0	520		6.96	3,619
SFL	2ND FLOOR	1,434	1,434		139.19	199,592
TQS	3/4 STORY	413	550		104.52	57,483
WDK	WOOD DECK	0	248		28.06	6,959
	Ttl Gross Liv / Lease Area	3,389	6,628			564,535