

State Use 101
Print Date 11/22/2024 10:35:07

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BROWNMEADOW LLC 45 DEER PARK DR EAST LONGMEADOW MA 01028 GIS ID F_375778_2848252												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	214900		214,900												
												RES LAND		101	106900		106,900												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1300		1,300												
				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#																					
												Total		323,100		323,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BROWNMEADOW LLC LUPO CHRISTINE M TR KNEELAND DANIEL J				25464		0577		06-24-2024		U		I		290,000		1V		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				24782		0003		10-27-2022		U		I		100		1A		2024		101	198,900	2023	101	182,800	2022	101	164,400		
				05669		0472		08-17-1984		U		I		0		1A		101		106,900	101	96,900	101	88,000					
																101		1,300	101	800	101	800							
																		Total	307,100	Total	280,500	Total	253,200						
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												APPRAISED VALUE SUMMARY													
																Appraised BLDG. Value (Card)								214,900					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								1,300					
																Appraised Land Value (Bldg)								106,900					
																Special Land Value								0					
																Total Appraised Parcel Value								323,100					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								323,100					
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	
104		01-01-1983		MN		Manual Note										POOL		01-22-2016						105		2		MEASURED	
																		03-26-2004						317		3		MEAS+INSPCTD	
																		04-13-1992						170		3		MEAS+INSPCTD	
																		04-01-1992						107		22		MAILER SENT	
																		09-21-1990						131		2		MEASURED	
																		03-20-1981						500		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		RB				26,260	SF	4.52	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	4.07	106,900				
Total Card Land Units								0.60	AC	Parcel Total Land Area: 0.60								Total Land Value										106,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	12	BOARD+BATT	Code	Description	Percentage
Exterior Wall 2			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	1	DRYWALL	Adj Base Rate		143.99
Interior Floor 1	3	HARDWOOD	RCN		307,059
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1946
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		214,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	662		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues	1				

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	96	12.00	1970	60	0.00	AV	A	1.00	700
02	SHED/FR			L	80	12.00	1970	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,324		35.48	46,981
EFB	ENCL PORCH	0	96		88.64	8,510
FFL	1ST FLOOR	1,324	1,324		177.29	234,726
GAR	GARAGE	0	200		70.91	14,183
OSP	SCRN PORCH	0	88		26.19	2,305
PAT	PATIO	0	48		7.39	355
Ttl Gross Liv / Lease Area		1,324	3,080			307,059

