

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
DUNNIGAN JAMES H III DUNNIGAN LAUREL E 12 BROOK ST EAST LONGMEADOW MA 01028 GIS ID F_380828_2851607												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	235800		235,800										
												RES LAND		101	121900		121,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5600		5,600										
				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						363,300		363,300									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
DUNNIGAN JAMES H III BROWN RICHARD T				21703 03919		0408 0059		05-31-2017 02-08-1974		Q U		I I		240,000 0		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																		2025	101	220,000	2024	101	202,700	2023	101	185,400	
																				101	121,900		101	121,900		101	109,400
																				101	5,600		101	5,600		101	4,800
																Total		347,500		Total		330,200		Total		299,600	
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																											
Nbhd		Nbhd Name				Tracing				Batch																	
0001						101				MA																	
NOTES																											

Property Location 12 BROOK ST
Vision ID 1768 Account # 1804

Map ID 26/ 151/ 25/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/19/2025 10:41:43

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
Stories	2.50	2 1/2 STORIES	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	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			Adj Base Rate		132.47	
Interior Floor 1	4	CARPET	RCN		413,683	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1903	
Heat Type	5	STEAM	Effective Year Built		1982	
AC Type	03	FULL	Depreciation Code		AV	
Bedrooms	4		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		43	
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	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		235,800	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			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						

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
03	GARAGE	OB	Outbuildi	L	216	32.00	1943	70	0.00	GD	A	1.00	4,800
02	SHED/FR			L	112	12.00	1943	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	994		28.39	28,222
FFL	1ST FLOOR	1,390	1,390		141.82	197,127
OFP	OPEN PORCH	0	25		17.02	425
OSP	SCRN PORCH	0	240		21.27	5,105
SFL	2ND FLOOR	994	994		141.82	140,967
UHS	UNFIN HALF STORY	0	982		42.60	41,836
Ttl Gross Liv / Lease Area		2,384	4,625			413,683

