Property Location 71 SOUTH BROOK RD | Map ID 57/ 28/ 16/ / | Bldg Name | State Use 101
Vision ID 4345 | Account # 4414 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-21-2025 9:15:56 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
COUGHLIN SEAN F + PAULINE R				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
71 SOUTH BROOK RD				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

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#

GIS ID F_387140_2840343

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	453300	453,300
RES LAND	101	156800	156,800
RESIDNTL.	101	1000	1,000
Total		611,100	611,100

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
COUGHLIN SEAN F + PAULINE R	21057	0569	02-09-2016	Q	I	412,000	00
JOSEPH GEORGE N	10422	0508	08-27-1998	U	I	309,550	
JOSEPH RICHARD A +,	08059	0524	05-28-1992	U	V	60,000	
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
2025	101	423,400	2024	101	390,800	2023	101	362,500
	101	156,800		101	156,800		101	142,800
	101	1,000		101	1,000		101	600
	Total	581,200		Total	548,600		Total	505,900

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

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	453,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	156,800
Special Land Value	0
Total Appraised Parcel Value	611,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	611,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-430	06-08-2023	21	SIDING	69,900	06-07-2024	100		
126	05-01-1992	MN	Manual Note	160,000				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-07-2024			334	15	PERMIT VISIT
05-15-2020	03		400	6	INFO BY PHON
01-26-2017			317	16	FIELDREV CHG
01-27-2012			317	16	FIELDREV CHG
10-09-2008			317	2	MEASURED
03-22-2002			250	22	MAILER SENT
11-20-2001			247	2	MEASURED

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				0.110	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	800
						Total Card Land Units	1.03	AC	Parcel Total Land Area:	1.03												Total Land Value	156,800

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Vision ID 4345 | Account # 4414 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-21-2025 9:15:57 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.50	2 1/2 STORIES
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	3	HARDWOOD
Interior Floor 2	4	CARPET
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	8	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

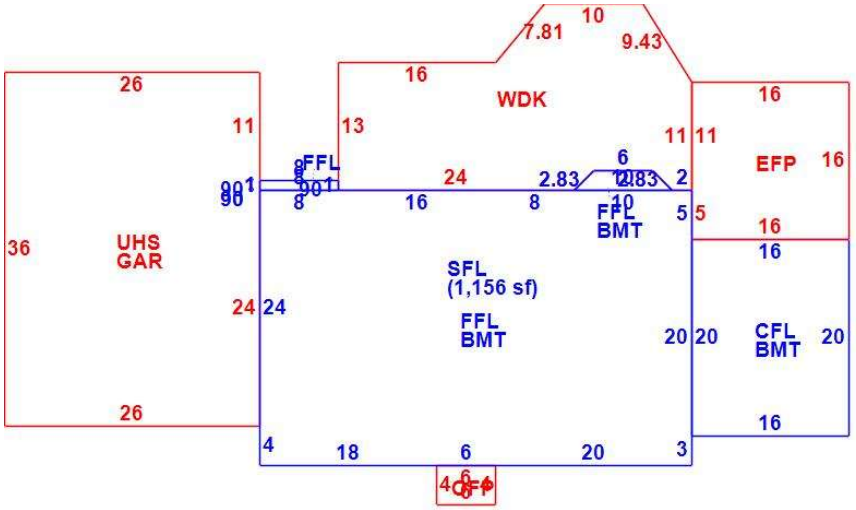
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	111.80
RCN	552,863
Net Other Adj	
Year Built	1992
Effective Year Built	2007
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	82
RCNLD	453,300
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
02	SHED/FR			L	144	12.00	2005	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,568		28.04	43,971
CFL	CATHEDRAL CE	320	320		144.41	46,212
EFP	ENCL PORCH	0	256		70.02	17,925
FFL	1ST FLOOR	1,256	1,256		140.04	175,885
GAR	GARAGE	0	936		55.95	52,374
OFP	OPEN PORCH	0	24		11.67	280
SFL	2ND FLOOR	1,156	1,156		140.04	161,882
UHS	UNFIN HALF STORY	0	936		42.04	39,350
WDK	WOOD DECK	0	537		27.90	14,984
	Ttl Gross Liv / Lease Area	2,732	6,989			552,863