Property Location 125 BROOKHAVEN DR | Map ID 71/ 42/ 29/ / | Bldg Name | State Use 101
Vision ID 5188 | Account # 5265 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 8:31:48 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
GELINAS WILLIAM P				
GELINAS ELIZABETH L	TOPO WET	EASEMENT	TRAFFIC	CORNER
125 BROOKHAVEN DR	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_392133_2856429

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	341000	341,000
RES LAND	101	155100	155,100
RESIDNTL.	101	4000	4,000
Total		500,100	500,100

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
GELINAS WILLIAM P	18029	0557	10-14-2009	U	I	305,000	
SCHAEFER,HOWARD R	04189	0359	10-15-1975	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	310,100	2024	101	259,300	2023	101	238,200
	101	155,100		101	155,100		101	141,900
	101	4,000		101	4,000		101	2,900
	Total	469,200		Total	418,400		Total	383,000

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	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	341,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,000
Appraised Land Value (Bldg)	155,100
Special Land Value	0
Total Appraised Parcel Value	500,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	500,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-736	10-17-2023	8	RENOVATION	36,000	06-13-2024	100	03-11-2024	KITCHEN
201801772	05-09-2018	17	DECK	10,000	06-20-2018	100	06-20-2018	740 SF REPLACE E
201703107	12-18-2017	62	SOLAR	35,499	05-23-2018	100	01-10-2018	SOLAR ON REAR
201602136	07-13-2016	91	INSULATION	2,184		100		
201501417	05-07-2015	11	POOL	2,850	06-03-2016	100	06-03-2016	ABOVE GRND
201401614	05-14-2014	21	SIDING	20,138	04-06-2015	100	04-06-2015	
116	05-13-2011	91	INSULATION	1,457				NVC

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-13-2024			334	15	PERMIT VISIT
06-20-2018			333	15	PERMIT VISIT
05-23-2018			400	15	PERMIT VISIT
06-03-2016			317	15	PERMIT VISIT
04-06-2015			317	15	PERMIT VISIT
02-24-2012			317	15	PERMIT VISIT
04-12-2007			250	P1	PHONE MESSAG

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	RA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00			0			1.000	3.74	149,600
1	101	ONE FAM	RA				0.990	AC	7,000.00	1.000	0		0.80	MG	1.00	TOP3		0			1.000	5,600	5,500
						Total Card Land Units	1.91	AC	Parcel Total Land Area:		1.91											Total Land Value	155,100

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Vision ID 5188 | Account # 5265 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 8:31:49 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.75	1 3/4 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	6	CERAMIC TL
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	0	
Extra Fixtures	2	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	N	NONE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	741	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	2	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

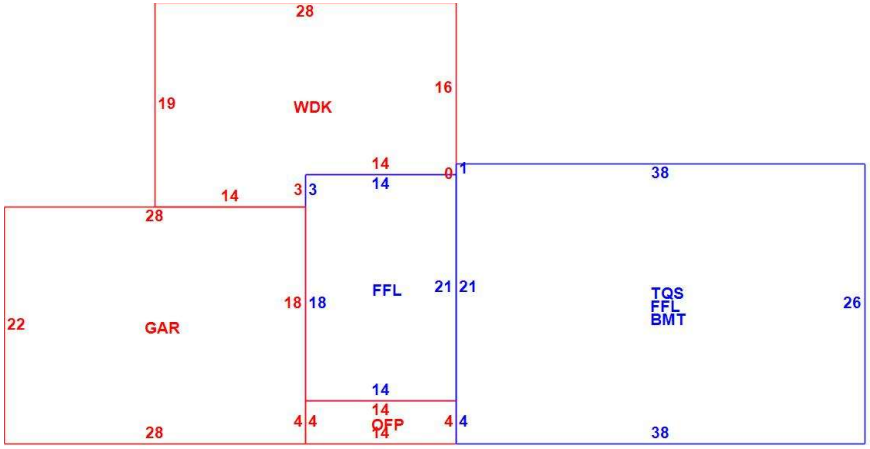
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	141.42
RCN	442,814
Net Other Adj	
Year Built	1968
Effective Year Built	2002
Depreciation Code	GV
Remodel Rating	03
Year Remodeled	2023
Depreciation %	23
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	77
RCNLD	341,000
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
19	PATIO			L	120	8.00	1975	60	0.00	AV	A	1.00	600
02	SHED/FR			L	288	12.00	2017	70	0.00	GD	A	1.00	2,400
08	POOL A-O			L	24	69.00	2004	60	0.00	AV	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	988		34.52	34,102
FFL	1ST FLOOR	1,282	1,282		172.23	220,804
GAR	GARAGE	0	616		68.78	42,370
OFP	OPEN PORCH	0	56		18.45	1,033
TQS	3/4 STORY	741	988		129.18	127,626
WDK	WOOD DECK	0	490		34.45	16,879
	Ttl Gross Liv / Lease Area	2,023	4,420			442,814