Property Location 183 BROOKHAVEN DR | Map ID 71/ 50/ 63/ / | Bldg Name | State Use 101
Vision ID 5197 | Account # 5274 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 8:33:19 A

CURRENT OWNER

FERRERO WILLIAM DAVID
FERRERO VANESSA M
183 BROOKHAVEN DR

EAST LONGMEADOW MA 01028

GIS ID F_390780_2856665

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE	VIEW	COMMUNITY

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	289900	289,900
RES LAND	101	159000	159,000
RESIDNTL.	101	43100	43,100
	Total	492,000	492,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FERRERO WILLIAM DAVID	19511	0177	10-24-2012	U	I	100	1A
FERRERO WILLIAM DAVID,	18255	0588	04-14-2010	U	I	282,000	1S
FEDERAL HOME LOAN MORTGAGE,CORPO	18214	0549	03-12-2010	U	I	325,000	1L
FEDERAL HOME LOAN MORTGAGE,CORPO	17708	0127	03-06-2009	U	I	349,900	1L
MARTIN,CHRISTIAN	16276	0592	10-19-2006	U	I	1	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	264,200	2024	101	242,700	2023	101	223,600
	101	159,000		101	159,000		101	145,800
	101	43,100		101	43,100		101	38,900
	Total	466,300		Total	444,800		Total	408,300

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)	289,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	43,100
Appraised Land Value (Bldg)	159,000
Special Land Value	0
Total Appraised Parcel Value	492,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	492,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-886	12-26-2023	62	SOLAR	21,006	06-10-2024	100	02-05-2024	44 PANELS
B-23-578	08-15-2023	12	REROOF	10,000	06-10-2024	100		
201503040	12-10-2015	91	INSULATION	3,897		0		
118	05-13-2011	3	GARAGE	18,000				28X26 DETACHED
21	01-25-2011	9	ALTERATION	12,000				SHEET ROCK & FL

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-10-2024			450	15	PERMIT VISIT
07-03-2019			334	3	MEAS+INSPCTD
06-14-2013			105	15	PERMIT VISIT
06-29-2012			317	15	PERMIT VISIT
06-29-2012			317	15	PERMIT VISIT
06-29-2012			317	15	PERMIT VISIT
02-24-2012			317	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	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				1.670	AC	7,000.00	1.000	0		0.80	MG	1.00	TOP3		0			1.000	5,600	9,400
						Total Card Land Units	2.59	AC	Parcel Total Land Area:	2.59												Total Land Value	159,000

Property Location	183 BROOKHAVEN DR		Map ID	71/ 50/ 63/ /		Bldg Name	State Use 101
Vision ID 5197		Account # 5274		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/22/2025 8:33:19 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	21	SPLIT LEVL
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	16	STONE 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		
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	576	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	3	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

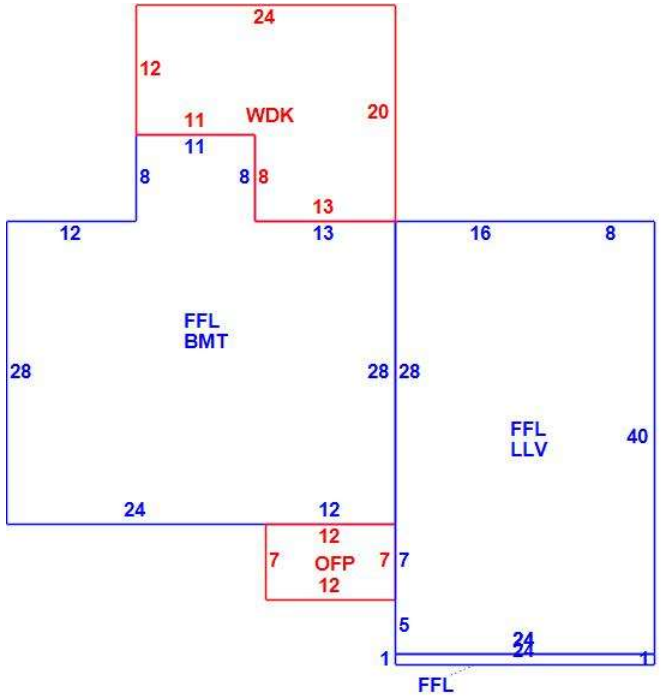
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	2	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	140.61
RCN	460,109
Net Other Adj	
Year Built	1968
Effective Year Built	1988
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	289,900
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
12	POOL I-G			L	648	40.00	1976	60	0.00	AV	A	1.00	15,600
04	GARAGE/L			L	728	36.00	2012	70	0.00	GD	V	1.50	27,500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	63	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,096		35.02	38,386
FFL	1ST FLOOR	2,080	2,080		175.28	364,582
LLV	LOWR LEVEL	0	960		43.82	42,067
OFP	OPEN PORCH	0	84		16.69	1,402
WDK	WOOD DECK	0	392		34.88	13,672
	Ttl Gross Liv / Lease Area	2,080	4,612			460,109