Property Location: 80 BRAEBURN RD | **MAP ID: 2A/ 25/ 198/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 2324 | **Account #2364** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/27/2014 19:18**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CHAMPAGNE KRIS M		1 TYPCL		
CHAMPAGNE HEATHER J				
80 BRAEBURN RD				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ Y
OC Dates	Final Area 864
In+Ex FY	Current Ac. .29385
Mailed	
GIS ID: F_375035_2855138	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	105,600	105,600
RES LAND	101	64,800	64,800
RESIDNTL.	101	400	400
Total		170,800	170,800

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CHAMPAGNE KRIS M	16827/ 130	07/23/2007	U	I	182,900	
STANCO,CHERYL A	13738/ 294	10/30/2003	U	I	137,000	
D`ANGELO ,FRANK B JR	09415/ 0443	03/13/1996	U	I	1	A
D`ANGELO FRANK B + EMILY	04713/ 0231	01/03/1979	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	78,300	2013	B	81,100	2012	B	88,500
2014	L	63,900	2013	L	64,700	2012	L	68,200
2014	O	300	2013	O	300	2012	O	300
	Total:	142,500		Total:	146,100		Total:	157,000

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MF

NOTES

FY15-MLS 71683354 CONFIRMS HST FIN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	105,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	400
Appraised Land Value (Bldg)	64,800
Special Land Value	0
Total Appraised Parcel Value	170,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**170,800**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
123	06/15/2009	54	FENCE	3,620		0		NVC
52	03/23/2009	7	REMODEL	1,500		0		FINISH WALK UP ATTI

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
12/02/2009			317	15	PERMIT VISIT
06/30/2004			328	16	FIELDREV CHG
04/12/2004			250	22	MAILER SENT
04/09/2004			316	2	MEASURED
06/25/1990			131	3	MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				12,800	SF	6.17	0.8200	3	1.0000	1.00	MF	1.00				1.00	5.06	64,800

Total Card Land Units: 0.29 AC | Parcel Total Land Area: 0.29 AC | Total Land Value: 64,800

Property Location: 80 BRAEBURN RD **MAP ID:** 2A/ 25/ 198/ / **Bldg Name:** **State Use:** 101

Vision ID: 2324 **Account #** 2364 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/27/2014 19:18

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.50		1 1/2 Stories
Foundation	1		CONCRETE
Exterior Wall 1	3		ALUMINUM
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2			
Heat Fuel	1		OIL
Heat Type	3		FORCED H/W
AC Type	01		NONE
Bedrooms	2		
Full Baths	1		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	5		
Bath Style	G		GOOD
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage	1		
Units	1		
WS Flues			
FBM Quality	3		
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

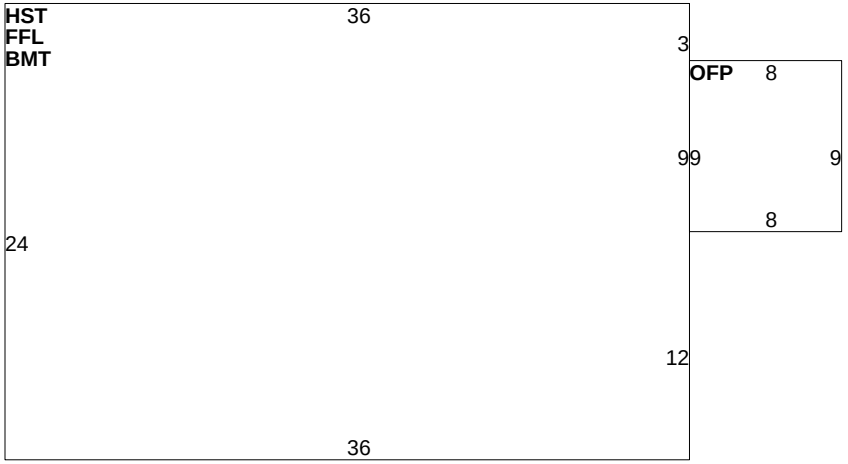
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	648		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	98.02
Replace Cost	144,681
AYB	1952
EYB	1987
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	73
Apprais Val	105,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	100	7.48	1970	A		FR	50	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		19.63	16,958
FFL	1ST FLOOR	864	864		98.02	84,691
HST	HALF STORY	432	864		49.01	42,346
OFP	OPEN PORCH	0	72		9.53	686
	Ttl. Gross Liv/Lease Area:	1,296	2,664	1,476		144,681