

CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT							
SOPHINOS THOMAS S SOPHINOS JODI L 57 BRAINARD RD WILBRAHAM, MA 01095 Additional Owners:														1 TYPCL												Description		Code		Appraised Value		Assessed Value	
																										RESIDNTL. RES LAND		101 101		95,000 94,800		95,000 94,800	
										SUPPLEMENTAL DATA																							
										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384902_2852810								Received Prior ID Owner Occ Final Area 999 Current Ac. .34435 ASSOC PID#								Total		189,800		189,800			
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
SOPHINOS THOMAS S SOPHINOS JODI L, BOULRICE MARGARET K,LIFE ESTATE + BOULRICE ROBERT G +,										18572/ 191 16164/ 89 10233/ 476 02218/ 0054				12/02/2010 08/22/2006 04/08/1998 12/30/1952		U	I	100 205,000 1 A 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
																					2014	B	93,900		2013	B	92,900		2012	B	96,600		
																					2014	L	97,900		2013	L	99,700		2012	L	94,300		
																					Total:		191,800		Total:		192,600		Total:		190,900		
EXEMPTIONS										OTHER ASSESSMENTS																							
Year	Type	Description				Amount				Code	Description				Number		Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor												
Total:																																	
ASSESSING NEIGHBORHOOD																																	
NBHD/ SUB			NBHD Name				Street Index Name				Tracing				Batch				APPRAISED VALUE SUMMARY														
0001/A											101				MG																		
NOTES																																	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		96.51	
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			
AC Type	01		NONE	AYB			
Bedrooms	2			EYB			
Full Baths	1			Dep Code			
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %			
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			
Bsmt Garage				Apprais Val			
Units	1			Dep % Ovr			
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			
Fireplaces	1			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	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	999		19.32	19,303
EFP	ENCL PORCH	0	121		28.72	3,475
FFL	1ST FLOOR	999	999		96.51	96,418
GAR	GARAGE	0	273		38.54	10,520
OFF	OPEN PORCH	0	35		11.03	386
Ttl. Gross Liv/Lease Area:		999	2,427	1,348		130,102

