

Property Location: 85 BRAEBURN RD

Account #2374

MAP ID:2A/ 34/ 283/ /

Bldg Name:

State Use:101

Vision ID: 2334

1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/25/2015 14:26

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA
MANFERDINI JAMES M MANFERDINI ARGIRA L 85 BRAEBURN RD EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
						RESIDENTL. RES LAND	101 101	169,600 64,400	169,600 64,400	
		SUPPLEMENTAL DATA				Total		234,000	234,000	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374860_2855058				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#						VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
MANFERDINI JAMES M MANFERDINI JAMES		08272/ 0378 05124/ 0320	12/11/1992 06/18/1981	U U	I I	1 0	A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	101	169,600	2014	B	84,200	2013	B	80,900
								2015	101	64,400	2014	L	63,500	2013	L	64,200
											2014	O	1,000	2013	O	1,000
Total:								234,000		Total:		148,700		Total:		146,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.	
Total:													

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

NOTES				

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
201302169	06/13/2013	GEN	GENERATOR	4,000	05/30/2014	100	05/30/2014	1320 SF W/ATTACHED	05/30/2014			317	15	PERMIT VISIT	
201300521	02/22/2013	4	ADDITION	135,000	05/30/2014	100	05/30/2014		04/04/2014			317	14	INSPECTED	
									05/10/2013			105	14	INSPECTED	
									06/03/2004			319	14	INSPECTED	
									04/12/2004			250	22	MAILER SENT	

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	S Adj Fact	Adj. Unit Price	Land Value	
1	101	ONE FAM	RC				11,200 SF	7.01	0.8200	3	1.0000	1.00	MF	1.00			1.00	5.75	64,400	
Total Card Land Units:			0.26	AC	Parcel Total Land Area:			0.26	AC			Total Land Value:								64,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		98.47	
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	171,330		
Bedrooms	2			AYB	1945		
Full Baths	2			EYB	2013		
Half Baths	0			Dep Code	GD		
Extra Fixtures	1			Remodel Rating			
Total Rooms	5			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	1		
Kitchen Style	G		GOOD	Functional Obslnc			
Kitchens	1			External Obslnc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12		CONCRETE	% Complete			
Bsmt Garage				Overall % Cond	99		
Units	1			Apprais Val	169,600		
WS Flues				Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	0			Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	720		19.69	14,179	
FFL	1ST FLOOR	1,340	1,340		98.47	131,944	
GAR	GARAGE	0	576		39.32	22,647	
OFP	OPEN PORCH	0	155		10.16	1,575	
WDK	WOOD DECK	0	70		14.07	985	
Ttl. Gross Liv/Lease Area:		1,340	2,861	1,740		171,330	

