Property Location: 154 BRAEBURN RD | **MAP ID:** 2/ 15/ 9/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 1115 | **Account #** 1145 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/01/2016 10:11

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAVARATO KIMBERLY A		1 TYPCL		
154 BRAEBURN RD				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_374948_2854292	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	82,400	82,400
RES LAND	101	59,900	59,900
RESIDNTL.	101	3,200	3,200
		Total	145,500	145,500

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAVARATO KIMBERLY A	18474/ 551	09/22/2010	U	I	100	A
FAVARATO JOHN,	07917/ 0445	01/24/1992	U	I	1	A
FAVARATO EDITH R	03568/ 0480	02/23/1971	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	81,400	2015	101	81,400	2014	B	76,000
2016	101	64,700	2015	101	64,700	2014	L	63,800
2016	101	3,200	2015	101	3,200	2014	O	4,500
		Total: 149,300			*Total:* 149,300			*Total:* 144,300

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	82,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	3,200
Appraised Land Value (Bldg)	59,900
Special Land Value	0
Total Appraised Parcel Value	145,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**145,500**

ASSESSING NEIGHBORHOOD

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

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/21/2016			317	2	MEASURED
05/28/2004			319	3	MEAS+INSPCTD
04/09/2004			317	1	LEFT NOTICE
06/13/1990			131	3	MEAS+INSPCTD
05/17/1980			500	1	LEFT NOTICE

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				12,305	SF	6.41	0.7600	3	1.0000	1.00	MF	1.00				1.00	4.87	59,900

Total Card Land Units: 0.28 AC | **Parcel Total Land Area:** 0.28 AC | **Total Land Value:** 59,900

Property Location: 154 BRAEBURN RD **MAP ID:** 2/ 15/ 9/ / **Bldg Name:** **State Use:** 101

Vision ID: 1115 **Account #**1145 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/01/2016 10:11

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 STORY
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	3		HARDWOOD
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	3		FORCED H/W
AC Type	01		NONE
Bedrooms	3		
Full Baths	1		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	5		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

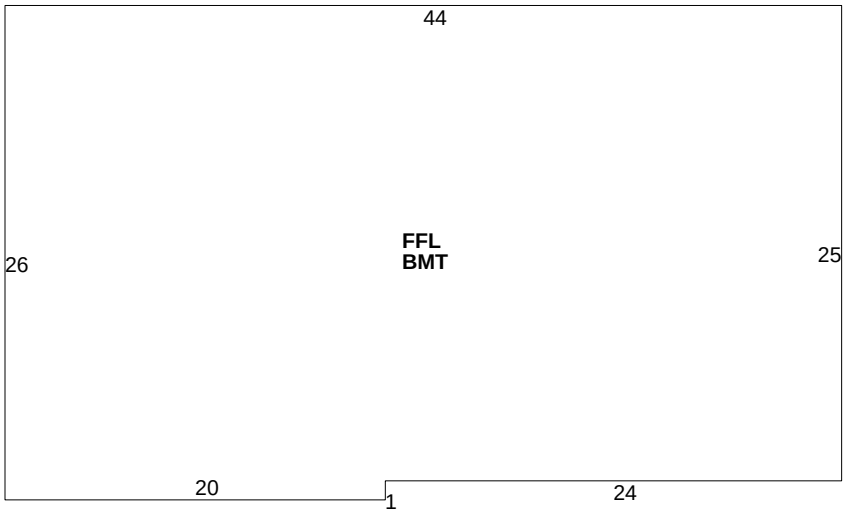
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	98.84
Replace Cost	132,839
AYB	1965
EYB	1976
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	38
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	62
Apprais Val	82,400
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	96	7.48	1970	A		AV	60	400
19	PATIO			L	221	5.75	1998	A		AV	60	800
09	POOL A-R	OB	Outbuilding	L	27	12.08	1998	A		AV	60	200
22	WOOD DK			L	324	9.20	1998	A		AV	60	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,120		19.77	22,140
FFL	1ST FLOOR	1,120	1,120		98.84	110,699
	Ttl. Gross Liv/Lease Area:	1,120	2,240	1,344		132,839