

Property Location: 42 BRAEBURN RD

MAP ID: 2A/ 21/ 145/ /

Bldg Name:

State Use: 101

Vision ID: 2320

Account #2360

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 12:08

CURRENT OWNER

JOHNSTON OLAN A  
JOHNSTON CHRISTINE T  
42 BRAEBURN RD

EAST LONGMEADOW, MA 01028  
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_375060\_2855523

Received  
Field 7  
Field 8  
Field 9  
Field 10  
  
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.  
RES LAND  
RESIDENTL.

Code  
101  
101  
101

Appraised Value  
121,900  
63,600  
600

Assessed Value  
121,900  
63,600  
600

Total

186,100

186,100

1006  
42ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

JOHNSTON OLAN A  
HOGAN GLORIA G  
HOGAN GLORIA G,  
MOCCIA FRANCESCO +  
DUPRE

BK-VOL/PAGE  
20777/ 45  
19870/ 145  
07809/ 0315  
6774/ 0382  
04119/ 0330

SALE DATE  
07/06/2015  
06/14/2013  
09/18/1991  
03/09/1988  
04/17/1975

q/u  
Q  
U  
U  
U  
U

v/i  
I  
I  
V  
I  
I

SALE PRICE  
166,000  
100  
41,000  
132,500  
0

V.C.  
00  
1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

118,800

2016

101

111,700

2015

101

111,700

2017

101

60,500

2016

101

65,200

2015

101

65,200

2017

101

600

2016

101

600

2015

101

600

Total:

179,900

Total:

177,500

Total:

177,500

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB  
0001/A

NBHD Name

Street Index Name

Tracing  
101

Batch  
MF

NOTES

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

121,900

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

600

Appraised Land Value (Bldg)

63,600

Special Land Value

0

Total Appraised Parcel Value

186,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

186,100

BUILDING PERMIT RECORD

Permit ID  
201203622  
195  
263

Issue Date  
12/20/2012  
09/01/1991  
11/01/1990  
09/01/1988

Type  
91  
MN  
MN  
MN

Description  
INSULATION  
Manual Note  
Manual Note  
Manual Note

Amount  
2,448  
79,900  
8,600  
5,000

Insp. Date

% Comp.  
0  
0  
0  
0

Date Comp.

Comments  
DWLG  
DEMO  
ADD STG

VISIT/CHANGE HISTORY

Date  
09/04/2015  
06/07/2013  
04/09/2004  
05/07/1992  
01/07/1991

Type

IS

ID  
317  
317  
316  
107  
107

Cd.  
3  
15  
3  
15  
15

Purpose/Result  
MEAS+INSPCTD  
PERMIT VISIT  
MEAS+INSPCTD  
PERMIT VISIT  
PERMIT VISIT

LAND LINE VALUATION SECTION

B #  
1

Use Code  
101

Use Description  
ONE FAM

Zone  
RC

D

Front

Depth

Units  
14,400

SF

Unit Price  
5.82

I. Factor  
0.7600

S.A.  
3

Acre Disc  
1.0000

C. Factor  
1.00

ST. Idx  
MF

Adj.  
1.00

Notes- Adj

Special Pricing  
Spec Use  
Spec Calc

S Adj Fact  
1.00

Adj. Unit Price  
4.42

Land Value  
63,600

Total Card Land Units:

0.33

AC

Parcel Total Land Area:

0.33

AC

Total Land Value:

63,600

| 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    |     | AVERAGE     | FBM Sqft                        | 546         |     |             |
| Stories             | 1.00 |     | 1 STORY     | Int vs Ext                      | S           |     | SAME        |
| Foundation          | 1    |     | CONCRETE    | 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     | 1    |     | DRYWALL     |                                 |             |     |             |
| Interior Wall 2     |      |     |             |                                 |             |     |             |
| Interior Floor 1    | 15   |     | LAMINATE    |                                 |             |     |             |
| Interior Floor 2    |      |     |             |                                 |             |     |             |
| Heat Fuel           | 2    |     | GAS         |                                 |             |     |             |
| Heat Type           | 1    |     | FORCED H/A  |                                 |             |     |             |
| AC Type             | 03   |     | FULL        |                                 |             |     |             |
| Bedrooms            | 3    |     |             |                                 |             |     |             |
| Full Baths          | 1    |     |             |                                 |             |     |             |
| Half Baths          | 0    |     |             |                                 |             |     |             |
| Extra Fixtures      | 0    |     |             |                                 |             |     |             |
| 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         | 1    |     |             |                                 |             |     |             |
| Units               | 1    |     |             |                                 |             |     |             |
| WS Flues            |      |     |             |                                 |             |     |             |
| FBM Quality         | 2    |     |             |                                 |             |     |             |
| Fireplaces          | 0    |     |             |                                 |             |     |             |

| 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   | 128   | 7.48       | 1980 | A   |       | AV  | 60   | 600       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 1,092      |           | 22.63     | 24,715          |  |
| FFL                               | 1ST FLOOR   | 1,092       | 1,092      |           | 113.37    | 123,800         |  |
| WDK                               | WOOD DECK   | 0           | 120        |           | 16.06     | 1,927           |  |
| Ttl. Gross Liv/Lease Area:        |             | 1,092       | 2,304      | 1,327     |           | 150,442         |  |

