

Property Location: 85 BRAEBURN RD

Account #2374

MAP ID: 2A/ 34/ 283/ /

Bldg Name:

State Use: 101

Vision ID: 2334

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 12:12

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION												
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						177,000 62,900		177,000 62,900						
SUPPLEMENTAL DATA																													
					Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374860_2855058					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																			
															Total				239,900		239,900								
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	1 1	1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
															2017	101	171,500		2016	101	169,600		2015	101	169,600				
															2017	101	59,700		2016	101	64,400		2015	101	64,400				
															Total:		231,200		Total:		234,000		Total:		234,000				
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															Appraised Bldg. Value (Card) 177,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 62,900 Special Land Value 0 Total Appraised Parcel Value 239,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 239,900														
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	7.39	0.7600	3	1.0000	1.00	MF	1.00			Spec Use	Spec Calc		1.00	5.62	62,900					
Total Card Land Units:										0.26	AC	Parcel Total Land Area:					0.26	AC	Total Land Value:										62,900

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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			105.95
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			184,360
AC Type	03		FULL	AYB			1945
Bedrooms	2			EYB			2013
Full Baths	2			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	5			Dep %			4
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			96
Bsmt Garage				Apprais Val			177,000
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	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
GEN	GENERATOR			B	1	0.00	2013	A	1		100	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	720		21.19	15,257
FFL	1ST FLOOR	1,340	1,340		105.95	141,978
GAR	GARAGE	0	576		42.31	24,369
OPF	OPEN PORCH	0	155		10.94	1,695
WDK	WOOD DECK	0	70		15.14	1,060

[illegible]