

Property Location: 175 BRAEBURN RD
Vision ID: 2587

Account #2633

MAP ID: 3/ 4/ D/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 961R

Print Date: 12/15/2017 13:11

CURRENT OWNER

ROMAN CATHOLIC BISHOP OF SPFLD

76 ELLIOT ST

SPRINGFIELD, MA 01103

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

EXEMPT

EXM LAND

Code

961

961

Appraised Value

208,700

58,900

Assessed Value

208,700

58,900

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates 10/10/2012

In+Ex FY

Mailed

GIS ID: F_374720_2853812

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

Total

267,600

267,600

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

ROMAN CATHOLIC BISHOP OF SPFLD

21476/ 595

12/06/2016

U

1

330,000

1K

GELINAS ROLAND D

20667/ 291

04/17/2015

Q

1

300,000

00

ADCOCK JAMES M

19733/ 158

03/18/2013

Q

1

290,000

00

ROOSEVELT HILL LLC,

18937/ 102

09/30/2011

U

1

75,000

K

REL ROMAN CATHOLIC BISHOP OF,SPRINGFIELD

02622/ 0074

07/31/1958

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

199,700

2016

101

197,500

2015

101

197,500

2017

101

60,200

2016

101

65,000

2015

101

65,000

Total:

259,900

Total:

262,500

Total:

262,500

EXEMPTIONS

Year

Type

Description

Amount

Code

Total:

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MF

NOTES

KNAPP, LOT D & E-FY13 SUB DIV 1082 BK

PLANS 361-5 - NEW LOT 4

FY18 PLAN 377 PG 49 RECONFIGURE LOT LINE

3-4-D & 2-5-0 PARCEL SPLIT #1141

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

208,700

0

0

58,900

0

267,600

C

0

267,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201202006

05/16/2012

2

DWELLING

150,000

0

OC 10/10/2012 1500 SF

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

09/12/2012

400

25

OC VISIT

06/29/2012

317

15

PERMIT VISIT

06/08/2012

317

15

PERMIT VISIT

03/20/1981

500

14

INSPECTED

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

961R

RECTORY

RC

12,690

SF

6.10

0.7600

3

1.0000

1.00

MF

1.00

1.00

4.64

58,900

Total Card Land Units:

0.29

AC

Parcel Total Land Area:

0.29

AC

Total Land Value:

58,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys			
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	B-		GOOD (-)	FBM Sqft			
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				961R	RECTORY		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			106.29
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS	Replace Cost			215,124
Heat Type	1		FORCED H/A	AYB			2012
AC Type	03		FULL	EYB			2014
Bedrooms	3			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			3
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			97
Basement Floor	12		CONCRETE	Apprais Val			208,700
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,466		21.24	31,142	
FFL	1ST FLOOR	1,466	1,466		106.29	155,816	
GAR	GARAGE	0	576		42.44	24,446	
OFP	OPEN PORCH	0	10		10.63	106	
PAT	PATIO	0	144		5.17	744	
WDK	WOOD DECK	0	192		14.95	2,870	

Ttl. Gross Liv/Lease Area:		1,466	3,854	2,024		215,124	
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