

Property Location: 102 BRAEBURN RD
Vision ID: 2327

Account #2367

MAP ID: 2A/ 28/ 114/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 18:01

CURRENT OWNER

BERON RICHARD A

102 BRAEBURN RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

93,00063,400

Assessed Value

93,00063,400

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_375022_2854899

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

Total

156,400

156,400

RECORD OF OWNERSHIP

MAENDE MARYSTELLA LILIAN
88 CASINO TERRACE LLC
BERON RICHARD A
BERON,RICHARD A
BERON RICHARD A,
ALBANO,PAUL M

BK-VOL/PAGE
22273/ 76
22188/ 179
17181/ 8
16324/ 585
12188/ 65
10272/ 285

SALE DATE
07/19/2018
05/25/2018
03/05/2008
11/08/2006
02/27/2002
05/06/1998

q/u
Q
U
U
U
U
U

v/i
1
1
1
1
1
1

SALE PRICE
178,000
135,800
1
100
98,000
1

V.C.
00
1U
H
A
A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

Total:

Code

101

101

Assessed Value

76,400

63,400

139,800

Yr.

2017

2017

Total:

Code

101

101

Assessed Value

76,700

60,000

136,700

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

75,900

64,800

140,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

93,000

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

63,400

Special Land Value

0

Total Appraised Parcel Value

156,400

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

156,400

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MF

NOTES

SEE ALSO B5427 P445

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

03/06/2018

333

2

MEASURED

04/08/2004

316

3

MEAS+INSPCTD

05/20/1992

131

14

INSPECTED

06/25/1990

131

2

MEASURED

05/20/1980

500

3

MEAS+INSPCTD

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

101

ONE FAM

RC

12,800 SF

6.51

0.7600

3

1.0000

1.00

MF

1.00

1.00

4.95

63,400

Total Card Land Units:

0.29 AC

Parcel Total Land Area:

0.29 AC

Total Land Value:

63,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	19		RANCH	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft				
Stories	1.00		1 STORY	Int vs Ext	S		SAME	
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	8		BRICK VENR	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	3		HARDWOOD					
Interior Floor 2	4		CARPET	Adj. Base Rate:				121.57
Heat Fuel	1		OIL	Replace Cost				147,587
Heat Type	1		FORCED H/A	AYB				1952
AC Type	03		FULL	EYB				1981
Bedrooms	2			Dep Code				AG
Full Baths	1			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	1			Dep %				37
Total Rooms	4			Functional Obslnc				
Bath Style	A		AVERAGE	External Obslnc				
Kitchen Style	A		AVERAGE	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				63
Basement Floor	12		CONCRETE	Apprais Val				93,000
Bsmt Garage				Dep % Ovr				0
Units	1			Dep Ovr Comment				
WS Flues				Misc Imp Ovr				0
FBM Quality				Misc Imp Ovr Comment				
Fireplaces	1			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	889		24.34	21,640	
FFL	1ST FLOOR	889	889		121.57	108,076	
GAR	GARAGE	0	308		48.55	14,953	
OFP	OPEN PORCH	0	85		12.87	1,094	
PAT	PATIO	0	80		6.08	486	
WDK	WOOD DECK	0	80		16.72	1,337	

Ttl. Gross Liv/Lease Area:		889	2,331	1,214		147,587	
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