

Property Location

123 BRAEBURN RD

Map ID

2/ 11/ 5/ /

Bldg Name

State Use

101

Vision ID

1111

Account #

1141

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:31:29

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
SPEARING ELAINE C 123 BRAEBURN RD EAST LONGMEADOW MA 01028 GIS ID F_374807_2854712		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	111500	111,500				
						RES LAND	101	65700	65,700				
						RESIDNTL.	101	300	300				
		DRAINAGE		VIEW	COMMUNITY								
		SUPPLEMENTAL DATA											
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#							
						Total				177,500	177,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SPEARING ELAINE C SPEARING FRANK A +		09461	0265	04-25-1996	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		05561	0212	01-27-1984	U	I	58,900		2019	101	108,600	2018	101	102,400	2017	101	120,300
										101	63,800		101	63,800		101	60,500
										101	300		101	300		101	400
		Total						Total		172700	Total		166500	Total		181200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 111,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 65,700 Special Land Value 0 Total Appraised Parcel Value 177,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 177,500									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						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	
244	09-13-2001	17	DECK	2,500					10-21-2016			317	2	MEASURED	
									04-12-2004			250	22	MAILER SENT	
									04-09-2004			317	2	MEASURED	
									12-18-2001			105	15	PERMIT VISIT	
									06-05-1992			131	14	INSPECTED	
									05-06-1992			107	22	MAILER SENT	
									06-13-1990			131	2	MEASURED	

LAND LINE VALUATION SECTION																							
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM	RC				14,433	SF	5.99	0.760	3	LAND	1.00	MF	1.00			0		1.000	4.55	65,700	
Total Card Land Units							0.331	AC	Parcel Total Land Area: 0.3313							Total Land Value							65,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	105.16	
Interior Floor 2			RCN	174,157	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1970	
AC Type	03	FULL	Effective Year Built	1982	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	36	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	64	
Extra Kitchen St			RCNLD	111,500	
FBM Sqft	670		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	48	7.48	2014	70	0.00	GD	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,116		25.85	28,854	
FFL	1ST FLOOR	1,116	1,116		129.39	144,398	
OPF	OPEN PORCH	0	70		12.94	906	
Ttl Gross Liv / Lease Area		1,116	2,302	1,346		174,157	

