

Property Location

124 BRAEBURN RD

Map ID

2/ 12/ 6/ /

Bldg Name

State Use

101

Vision ID

1112

Account #

1142

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:31:37

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW															
MANZI JOHN MURRAY SANDRA M 124 BRAEBURN RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed																
										RESIDNTL.	101	90400	90,400																
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	64400	64,400																
										RESIDNTL.	101	200	200																
		SUPPLEMENTAL DATA								Total				155,000	155,000														
GIS ID		F_374970_2854681		Mailed		Assoc Pid#																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
MANZI JOHN FLISS JOSEPH R, HEIRS & DEVISEES OF		10632 04116		0280 0382		01-29-1999		U		115,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
						04-08-1975		U		0				2019	101	87,800	2018	101	80,900	2017	101	82,900							
														101	62,500	101	62,500	101	59,400										
														101	200	101	200	101	200										
														Total		150500	Total		143600	Total		142500							
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																					
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int																	
		Total		0.00																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MF																					
NOTES																													
SALE ALSO INCS 2A/66/101-107 WDSTOVE VENTED INTO EXISTING CHIMNEY																													
Appraised BLDG. Value (Card) 90,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 64,400 Special Land Value 0 Total Appraised Parcel Value 155,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 155,000																													
BUILDING PERMIT RECORD																													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
13		01-26-1999		20		WOOD STOVE		100								NVC		10-21-2016						317		2		MEASURED	
																		04-09-2004						317		3		MEAS+INSPCTD	
																		11-02-1999						247		15		PERMIT VISIT	
																		06-26-1992						131		3		MEAS+INSPCTD	
																		05-06-1992						107		22		MAILER SENT	
																		06-13-1990						131		2		MEASURED	
																		05-13-1980						500		3		MEAS+INSPCTD	
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				10,000 SF		8.48	0.760	3	LAND	1.00	MF	1.00		0		1.000	6.44	64,400							
Total Card Land Units								0.230	AC	Parcel Total Land Area: 0.2296								Total Land Value								64,400			

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	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	2	HIP			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	98.04	
Interior Floor 2			RCN	173,864	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1966	
AC Type	01	NONE	Effective Year Built	1970	
Bedrooms	3		Depreciation Code	FA	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	48	
Total Rooms	5		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	52	
Extra Kitchen St			RCNLD	90,400	
FBM Sqft			Dep % Ovr		
FBM Quality			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
01	SHED/MTL			L	64	5.18	1984	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,101		21.71	23,906	
FFL	1ST FLOOR	1,233	1,233		108.67	133,984	
GAR	GARAGE	0	350		43.47	15,213	
OFP	OPEN PORCH	0	18		12.07	217	
PAT	PATIO	0	90		6.04	543	
Ttl Gross Liv / Lease Area		1,233	2,792	1,600		173,864	

