

Property Location 146 BRAEBURN RD

Vision ID 1114

Account # 1144

Map ID 2/ 14/ 8/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/18/2019 11:31:55

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KUSELIAS JEFFREY + PETER 5 BRIDLE PATH RD WILBRAHAM MA 01095 GIS ID F_374957_2854432		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	146900	146,900												
						RES LAND	101	64400	64,400												
						RESIDNTL.	101	500	500												
		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				211,800	211,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KUSELIAS JEFFREY + PETER STARR GERALDINE A		20486	0319	11-03-2014	U	I	170,000	1T	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		03116	0253	06-03-1965	U	I	0		2019	101	142,900	2018	101	132,000	2017	101	130,900				
										101	62,500		101	62,500		101	59,400				
										101	500		101	500		101	500				
		Total						Total		205900	Total		195000	Total		190800					
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																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
235	01-01-1984	MN	Manual Note					ADD + GAR	10-21-2016			317	2	MEASURED							
									06-04-2004			319	14	INSPECTED							
									04-12-2004			250	22	MAILER SENT							
									04-09-2004			317	2	MEASURED							
									07-13-1992			190	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				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	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	2	HIP		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate	90.54	
Heat Fuel	2	GAS	RCN	209,891	
Heat Type	3	FORCED H/W	Net Other Adj		
AC Type	03	FULL	Year Built	1965	
Bedrooms	3		Effective Year Built	1988	
Full Baths	2		Depreciation Code	GD	
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %	30	
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	70	
FBM Sqft			RCNLD	146,900	
FBM Quality			Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	1	YES	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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	112	7.48	1984	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,058		20.90	22,116	
FFL	1ST FLOOR	1,402	1,402		104.32	146,256	
GAR	GARAGE	0	875		41.73	36,512	
OPF	OPEN PORCH	0	60		10.43	626	
WDK	WOOD DECK	0	300		14.60	4,381	
Ttl Gross Liv / Lease Area		1,402	3,695	2,012		209,891	

