

Property Location

154 BRAEBURN RD

Map ID

2/ 15/ 9/ /

Bldg Name

State Use

101

Vision ID

1115

Account #

1145

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:32:04

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
FAVARATO KIMBERLY A 154 BRAEBURN RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed													
										RESIDNTL.	101	90300	90,300													
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	65100	65,100													
										RESIDNTL.	101	4100	4,100													
		SUPPLEMENTAL DATA								Total				159,500	159,500											
GIS ID		F_374948_2854292		Mailed		Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
FAVARATO KIMBERLY A FAVARATO JOHN, FAVARATO EDITH R				18474		0551		09-22-2010		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				07917		0445		01-24-1992		U		I		1		1A		2019	101	87,700	2018	101	80,900	2017	101	82,400
				03568		0480		02-23-1971		U		I		0				101	63,200	101	63,200	101	59,900			
																		101	3,200	101	3,200	101	3,200			
																Total		154100	Total		147300	Total		145500		
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																		APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				90,300												
0001						101		MF		Appraised Xf (B) Value (Bldg)				0												
										Appraised Ob (B) Value (Bldg)				4,100												
										Appraised Land Value (Bldg)				65,100												
										Special Land Value				0												
										Total Appraised Parcel Value				159,500												
										Valuation Method				C												
										Adjustment																
										Net Total Appraised Parcel Value				159,500												
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												
									10-21-2016			317	2	MEASURED												
									05-28-2004			319	3	MEAS+INSPCTD												
									04-09-2004			317	1	LEFT NOTICE												
									06-13-1990			131	3	MEAS+INSPCTD												
									05-17-1980			500	1	LEFT NOTICE												
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				12,305 SF	6.96	0.760	3	LAND	1.00	MF	1.00			0		1.000	5.29	65,100					
Total Card Land Units							0.282	AC	Parcel Total Land Area:				0.2825	Total Land Value							65,100					

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	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		105.22
Interior Floor 1	3	HARDWOOD	RCN		158,416
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1965
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		90,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	96	7.48	1970	60	0.00	AV	A	1.00	400
19	PATIO			L	221	5.75	1998	60	0.00	AV	A	1.00	800
08	POOLA-O			L	27	69.00	1998	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	324	9.20	1998	60	0.00	AV	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		23.57	26,403	
FFL	1ST FLOOR	1,120	1,120		117.87	132,013	
Ttl Gross Liv / Lease Area		1,120	2,240	1,344		158,416	

