

Property Location

172 BRAEBURN RD

Map ID

2/ 18/ 12/ /

Bldg Name

State Use

101

Vision ID

1118

Account #

1148

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:32:28

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CANNING ELLEN M						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	96600	96,600													
					RES LAND	101	66400	66,400													
					RESIDNTL.	101	300	300													
172 BRAEBURN RD	DRAINAGE		VIEW	COMMUNITY																	
SUPPLEMENTAL DATA																					
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		163,300	163,300												
GIS ID F_374984_2853971																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CANNING ELLEN M		07117	0407	03-15-1989	U	I	80,000	1A	Year	Code	Assessed	Year	Code	Assessed							
FENTON		03083	0031	12-21-1964	U	I	0		2019	101	94,100	2018	101	87,400							
										101	64,600		101	61,000							
										101	300		101	300							
									Total		159000	Total		152300							
												Total		153700							
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) 96,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 66,400 Special Land Value 0 Total Appraised Parcel Value 163,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 163,300												
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							
122	05-19-2000	7	REMODEL	15,000				FNSH BSMNT;FM R	05-26-2017			105	14	INSPECTED							
									05-12-2017			105	2	MEASURED							
									04-09-2004			317	3	MEAS+INSPCTD							
									01-16-2001			247	15	PERMIT VISIT							
									05-20-1992			131	14	INSPECTED							
									06-13-1990			131	2	MEASURED							
									05-08-1980			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				16,903 SF	5.17	0.760	3	LAND	1.00	MF	1.00			0		1.000	3.93	66,400
Total Card Land Units							0.388	AC	Parcel Total Land Area:				0.3880	Total Land Value							66,400

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			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	107.56	
Interior Floor 2			RCN	169,449	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1965	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	96,600	
FBM Sqft	792		Dep % Ovr		
FBM Quality	2		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	64	7.48	1998	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,056		26.53	28,020	
FFL	1ST FLOOR	1,056	1,056		132.80	140,234	
OFP	OPEN PORCH	0	24		11.07	266	
PAT	PATIO	0	144		6.46	930	
Ttl Gross Liv / Lease Area		1,056	2,280	1,276		169,449	

