

Property Location

169 BRAEBURN RD

Map ID

2/ 5/ 0/ /

Bldg Name

State Use

101

Vision ID

1149

Account #

1179

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:37:23

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GRISARU ALEXANDER FERRENTINO ANNA MARIA 169 BRAEBURN RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	250400	250,400												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	64700	64,700												
						RESIDNTL.	101	200	200												
SUPPLEMENTAL DATA						Total				315,300	315,300										
GIS ID F_374776_2854010		Alt Prcl ID SP Permit Chapter Land OC Dates 5/1/2013 In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
GRISARU ALEXANDER ROOSEVELT HILL LLC, REL ROMAN CATHOLIC BISHOP,		19819	0373	05-14-2013	Q	I	282,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		18852	0068	07-22-2011	U	I	225,000	1K	2019	101	243,800	2018	101	226,200	2017	101	217,400				
		02756	0598	07-25-1960	U	I	0			101	62,900		101	62,900		101	59,400				
		Total								306700		Total		289100		Total		276800			
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								APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)											
0001						101		MF		Appraised Xf (B) Value (Bldg)											
										Appraised Ob (B) Value (Bldg)											
										Appraised Land Value (Bldg)											
										Special Land Value											
										Total Appraised Parcel Value											
										Valuation Method											
										Adjustment											
										Net Total Appraised Parcel Value											
										315,300											
NOTES																					
FY13 SUB DIV 1083 BK PLANS 361-5 - NEW																					
LOT 3																					
FY18 PLAN 377 PG 49 RECONFIGURE LOT LINE																					
2-5-0 & 3-4-D SUB PLAN #1141																					
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							
201602053	07-14-2016	91	INSULATION	2,395		0			07-05-2019			334	3	MEAS+INSPCTD							
201202005	05-15-2012	2	DWELLING	180,000				OC 5/1/2013 170	04-30-2013			400	25	OC VISIT							
									04-30-2013			400	25	OC VISIT							
									06-29-2012			317	15	PERMIT VISIT							
									06-08-2012			317	15	PERMIT VISIT							
									03-23-1981			500	14	INSPECTED							
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				10,993 SF	7.75	0.760	3	LAND	1.00	MF	1.00			0		1.000	5.89	64,700
Total Card Land Units							0.252	AC	Parcel Total Land Area: 0.2524							Total Land Value					64,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		89.85
Interior Floor 1	3	HARDWOOD	RCN		258,135
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2012
Heat Type	1	FORCED H/A	Effective Year Built		2015
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		97
Extra Kitchens	0		RCNLD		250,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	48	7.48	2015	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	756		25.02	18,912	
FFL	1ST FLOOR	756	756		125.25	94,687	
GAR	GARAGE	0	456		49.99	22,795	
OFP	OPEN PORCH	0	20		12.52	250	
PAT	PATIO	0	144		6.09	877	
SFL	2ND FLOOR	936	936		125.25	117,232	
WDK	WOOD DECK	0	192		17.61	3,382	
Ttl Gross Liv / Lease Area		1,692	3,260	2,061		258,135	

