

Property Location

146 BRAEBURN RD

Map ID

2/ 14/ 8/ /

Bldg Name

State Use

101

Vision ID

1114

Account #

1144

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:19:16

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KUSELIAS JEFFREY + PETER		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	155100	155,100												
										RES LAND	101	64400	64,400												
										RESIDNTL.	101	500	500												
5 BRIDLE PATH RD		DRAINAGE				VIEW		COMMUNITY																	
WILBRAHAM MA 01095		SUPPLEMENTAL DATA																							
		Alt Prcl ID				Received																			
		SP Permit				NIA																			
		Chapter Land				Field 8																			
		OC Dates				Field 9																			
		In+Ex FY				Field 10																			
GIS ID F_374957_2854432		Mailed				Assoc Pid#				Total				220,000		220,000									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
KUSELIAS JEFFREY + PETER		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				2020	101	146,900	2019	101	142,900	2018	101	132,000	
																101	64,400	101	62,500	101	62,500				
																101	500	101	500	101	500				
														Total		211800		Total		205900		Total		195000	
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																		APPROAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								155,100							
0001						101		MF		Appraised Xf (B) Value (Bldg)								0							
										Appraised Ob (B) Value (Bldg)								500							
										Appraised Land Value (Bldg)								64,400							
										Special Land Value								0							
										Total Appraised Parcel Value								220,000							
										Valuation Method								C							
										Adjustment															
										Net Total Appraised Parcel Value								220,000							
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										
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	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	96.32	
Interior Floor 1	4	CARPET	RCN	221,521	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1965	
Heat Type	3	FORCED H/W	Effective Year Built	1988	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	155,100	
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	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		22.06	23,341	
FFL	1ST FLOOR	1,402	1,402		110.10	154,360	
GAR	GARAGE	0	875		44.04	38,535	
OPF	OPEN PORCH	0	60		11.01	661	
WDK	WOOD DECK	0	300		15.41	4,624	
Ttl Gross Liv / Lease Area		1,402	3,695	2,012		221,521	

