

Property Location 154 BRAEBURN RD		Map ID 2/ 15/ 9/ /		Bldg Name		State Use 101	
Vision ID 1115		Account # 1145		Bldg # 1		Print Date 11-03-2020 11:19:24	
				Sec # 1 of 1		Card # 1 of 1	

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	95400	95,400		
						RES LAND	101	65100	65,100		
						RESIDNTL.	101	4100	4,100		
		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#					
GIS ID F_374948_2854292						Total 164,600 164,600					

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	2020	101	90,300	2019	101	87,700	2018	101	80,900
		03568	0480	02-23-1971	U	I	0			101	65,100		101	63,200		101	63,200
										101	4,100		101	3,200		101	3,200
		Total						Total		159500		Total		154100		Total 147300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch MF			

NOTES			
OCT 2016 VISIT - REAR FENCE, UNABLE TO VERIFY OUTBLDGS. NOTICE LEFT.			

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	
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	111.94	
Interior Floor 2			RCN	167,447	
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	1		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	95,400	
FBM Sqft			Dep % Ovr		
FBM Quality			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	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		24.92	27,908	
FFL	1ST FLOOR	1,120	1,120		124.59	139,539	
Ttl Gross Liv / Lease Area		1,120	2,240	1,344		167,447	

