

Property Location
Vision ID

161 BRAEBURN RD
6851

Account #
6974

Map ID
2/ 6/ 1/ /

Bldg #
1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12-13-2022 12:49:16

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
HESSION ADAM HESSION MEGHAN 161 BRAEBURN RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed														
										RESIDNTL.	101	325500	325,500														
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	76700	76,700														
										RESIDNTL.	101	6400	6,400														
SUPPLEMENTAL DATA										Total				408,600		408,600											
Alt Prcl ID SP Permit Chapter Land OC Dates 2/4/2013 In+Ex FY Mailed										Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
GIS ID		F_374784_2854153																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
HESSION ADAM ROOSEVELT HILL LLC, REL ROMAN CATHOLIC BISHOP OF,SPRING				19678 0167		02-08-2013		Q		I		324,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				18852 0068		07-22-2011		U		I		225,000		1K		2022	101	296,600	2021	101	284,500	2020	101	275,700			
				04107 0179		03-11-1975		U		I		0					101	69,800		101	64,600		101	64,600			
																	101	6,400		101	6,400		101	6,400			
Total																372,800		Total		355,500		Total		346,700			
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				Tracing				Batch				Appraised BLDG. Value (Card)										325,500			
0001						101				MF				Appraised Xf (B) Value (Bldg)										0			
NOTES																Appraised Ob (B) Value (Bldg)										6,400	
FY13 SUB DIV 1082 BK PLANS 361-5, NEW LOT 1																Appraised Land Value (Bldg)										76,700	
																Special Land Value										0	
																Total Appraised Parcel Value										408,600	
																Valuation Method										C	
																Adjustment											
																Net Total Appraised Parcel Value										408,600	
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													
201802425	07-16-2018	17	DECK	26,500	05-29-2019	100	05-29-2019	306 SF	05-29-2019			334	15	PERMIT VISIT													
201801848	05-18-2018	11	POOL	45,300	06-18-2018	100	05-29-2019	17X33 IG POOL W/F	06-18-2018			333	15	PERMIT VISIT													
201201966	05-24-2012	2	DWELLING	180,000				OC 2/4/2013 203	03-04-2013			400	25	OC VISIT													
									07-06-2012			317	2	MEASURED													
									06-29-2012			317	15	PERMIT VISIT													
									06-08-2012			317	15	PERMIT VISIT													
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				10,464 SF	9.64	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.33	76,700						
Total Card Land Units							0.24	AC	Parcel Total Land Area: 0.24							Total Land Value							76,700				

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	Percentage
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	107.11	
Interior Floor 2	4	CARPET	RCN	346,301	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2012	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	6	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	94	
Extra Kitchen St			RCNLD	325,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
22	WOOD DK			L	300	9.20	2019	60	0.00	AV	A	1.00	1,700
09	POOLA-R	OB	Outbuildi	L	561	12.08		70	0.00	GD	A	1.00	4,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	892		28.29	25,232	
FFL	1ST FLOOR	892	892		141.75	126,443	
GAR	GARAGE	0	424		56.83	24,098	
PAT	PATIO	0	120		7.09	851	
SFL	2ND FLOOR	1,156	1,156		141.75	163,866	
WDK	WOOD DECK	0	204		28.49	5,812	
Ttl Gross Liv / Lease Area		2,048	3,688			346,301	

