

Property Location

73 BRAEBURN RD

Map ID

2A/ 9/ 291/ /

Bldg Name

State Use

101

Vision ID

6882

Account #

7006

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:53:21

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
JORDAN QUINTIN 73 BRAEBURN RD EAST LONGMEADOW MA 01028 GIS ID F_374864_2855210		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	280500	280,500												
						RES LAND	101	77000	77,000												
						RESIDNTL.	101	300	300												
		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#															
						Total				357,800	357,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
JORDAN QUINTIN MOLTENBREY BUILDERS LLC CLARK ROBERT W HEIRS & DEV OF,		20056	0295	10-11-2013	Q	I	276,000	00	Year	Code	Assessed	Year	Code	Assessed							
		19677	0067	02-07-2013	U	I	150,000	1	2022	101	256,500	2021	101	246,600							
		00000	0000		U		0		101	70,000		101	64,800								
									101	300		101	300								
		Total						326,800		Total		311,700		Total	302,200						
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) 280,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 77,000 Special Land Value 0 Total Appraised Parcel Value 357,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 357,800											
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MF															
NOTES																					
FY14 SUB 1102 BK PLANS 365-98 LOT B																					
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							
201301316	05-03-2013	2	DWELLING	179,400		0	09-09-2013	OC 9/11/2013 150	07-03-2019 09-09-2013 05-10-2013			334 400 105	2 25 3	MEASURED OC VISIT 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				11,204 SF	9.04	0.760	3	LAND	1.00	MF	1.00			0		1.000	6.87	77,000
Total Card Land Units							0.26	AC	Parcel Total Land Area: 0.26							Total Land Value					77,000

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		117.73
Interior Floor 2	4	CARPET	RCN		295,213
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2013
AC Type	03	FULL	Effective Year Built		2016
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		5
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		95
Extra Kitchen St			RCNLD		280,500
FBM Sqft	396		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	64	7.48	2015	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	566		32.53	18,410	
FFL	1ST FLOOR	566	566		162.92	92,213	
GAR	GARAGE	0	294		65.39	19,225	
OFP	OPEN PORCH	0	21		15.52	326	
PAT	PATIO	0	200		8.15	1,629	
SFL	2ND FLOOR	963	963		162.92	156,893	
WDK	WOOD DECK	0	200		32.58	6,517	
Ttl Gross Liv / Lease Area		1,529	2,810			295,213	

