

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

11/13/2023 7:06:02 P

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
GANENDRAN YAGUL THIAGALINGAM NATASHA 169 BRAEBURN RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		332600		332,600																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		84500		84,500																							
										RESIDNTL.		101		300		300																							
SUPPLEMENTAL DATA																																							
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#																													
GIS ID F_374776_2854010										Total								417,400		417,400																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
GANENDRAN YAGUL GRISARU ALEXANDER ROOSEVELT HILL LLC, REL ROMAN CATHOLIC BISHOP,				24552		0303		05-18-2022		Q		I		489,000		00		Year		Code		Assessed		Year		Code		Assessed											
				19819		0373		05-14-2013		Q		I		282,500		00		2023		101		307,000		2022		101		268,900		2021		101		258,200					
				18852		0068		07-22-2011		U		I		225,000		1K				101		76,800				101		69,900		101		64,700							
				02756		0598		07-25-1960		U		I		0						101		200				101		200		101		200							
Total																		384,000		Total				339,000		Total		323,100											
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																																							
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																					
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										332,600																			
0001						101		MF		Appraised Xf (B) Value (Bldg)										0																			
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																		Appraised Ob (B) Value (Bldg)										300											
																		Appraised Land Value (Bldg)										84,500											
																		Special Land Value										0											
																		Total Appraised Parcel Value										417,400											
																		Valuation Method										C											
Adjustment																																							
Net Total Appraised Parcel Value										417,400																													
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				OC 5/1/2013 170		07-05-2019						334		3		MEAS+INSPCTD											
201202005		05-15-2012		2		DWELLING		180,000										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		10.12		0.760		3		LAND		1.00		MF		1.00				0		1.000		7.69		84,500	
Total Card Land Units										0.25		AC		Parcel Total Land Area:				0.25				Total Land Value										84,500							

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	124.05	
Interior Floor 2	6	CERAMIC TL	RCN	353,867	
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	3		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	332,600	
FBM Sqft	624		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	48	12.00	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	756		34.11	25,789	
FFL	1ST FLOOR	756	756		170.79	129,114	
GAR	GARAGE	0	456		68.16	31,083	
OFP	OPEN PORCH	0	20		17.08	342	
PAT	PATIO	0	144		8.30	1,195	
SFL	2ND FLOOR	936	936		170.79	159,855	
WDK	WOOD DECK	0	192		33.80	6,490	
Ttl Gross Liv / Lease Area		1,692	3,260			353,867	

