

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
TRIVISONNO JOSEPH 165 BRAEBURN RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	349900		349,900													
												RES LAND		101	84400		84,400													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6000		6,000													
				SUPPLEMENTAL DATA																										
				Alt Prcl ID SP Permit Chapter Land OC Dates 12/14/2012 In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																						
GIS ID F_374826_2854096				Mailed												Total		440,300		440,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
TRIVISONNO JOSEPH LABONTE RYAN M ROOSEVELT HILL LLC, REL ROMAN CATHOLIC BISHOP OF,SPRING				24218 0484		11-01-2021		Q		I		450,000		00		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
				19638 0413		02-12-2013		Q		I		325,000		00		2023		101	322,600		2022		101	295,600		2021		101	269,100	
				18852 0068		07-22-2011		U		I		225,000		1K				101	76,800				101	69,700				101	64,600	
				04107 0179		03-11-1975		U		I		0				Total		403,600		Total		369,500		Total		333,700				
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												APPRAISED VALUE SUMMARY														
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										349,900										
0001						101		MF		Appraised Xf (B) Value (Bldg)										0										
										Appraised Ob (B) Value (Bldg)										6,000										
										Appraised Land Value (Bldg)										84,400										
										Special Land Value										0										
										Total Appraised Parcel Value										440,300										
										Valuation Method										C										
										Adjustment																				
										Net Total Appraised Parcel Value										440,300										
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		
201202004		05-15-2012		2		DWELLING		180,000								OC 12/14/2012 1		07-29-2021						400		16		FIELDREV CHG		
																		07-03-2019						334		3		MEAS+INSPCTD		
																		11-30-2012						317		14		INSPECTED		
																		07-06-2012						317		2		MEASURED		
																		07-06-2012						317		15		PERMIT VISIT		
																		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				10,714	SF	10.37	0.760	3	LAND	1.00	MF	1.00				0			1.000	7.88	84,400					
Total Card Land Units										0.25	AC	Parcel Total Land Area:		0.25	Total Land Value										84,400					

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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		120.67
Interior Floor 1	3	HARDWOOD	RCN		372,185
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2012
Heat Type	1	FORCED H/A	Effective Year Built		2015
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		94
Extra Kitchens	0		RCNLD		349,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	728		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
08	POOL A-O			L	24	69.00	2020	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	460	15.00	2020	70	0.00	GD	A	1.00	4,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	848		33.01	27,996	
CFL	CATHEDRAL CE	122	122		170.08	20,750	
FFL	1ST FLOOR	754	754		164.68	124,171	
GAR	GARAGE	0	444		66.02	29,314	
OPF	OPEN PORCH	0	126		16.99	2,141	
PAT	PATIO	0	150		8.78	1,317	
SFL	2ND FLOOR	982	982		164.68	161,719	
WDK	WOOD DECK	0	144		33.17	4,776	
Ttl Gross Liv / Lease Area		1,858	3,570			372,185	

