

State Use 101
Print Date 11/13/2023 10:42:31

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
OTTO NANCY J 60 BRAEBURN RD EAST LONGMEADOW MA 01028 GIS ID F_375007_2855360												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	177800		177,800												
												RES LAND		101	84100		84,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	100		100												
				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		262,000		262,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
OTTO NANCY J BAILEY ROBERT J JR MYERS BETTY				07367	0579	01-16-1990	U	I	118,000			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
				06110	0351	06-09-1986	U	I	75,000			2023	101	163,800	2022	101	148,700	2021	101	142,900									
				04214	0126	12-17-1975	U	I	0			101	76,400	101	69,500	101	64,300												
												101	100	101	100	101	100												
												Total	240,300	Total	218,300	Total	207,300												
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																													
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				MF																			
NOTES																													
																		Appraised BLDG. Value (Card)										177,800	
																		Appraised Xf (B) Value (Bldg)										0	
																		Appraised Ob (B) Value (Bldg)										100	
																		Appraised Land Value (Bldg)										84,100	
																		Special Land Value										0	
																		Total Appraised Parcel Value										262,000	
																		Valuation Method										C	
																		Adjustment											
																		Net Total Appraised Parcel Value										262,000	
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	
201203245		10-09-2012		91		INSULATION		2,034										07-03-2019						334		2		MEASURED	
																		06-07-2013						317		15		PERMIT VISIT	
																		04-12-2004						250		22		MAILER SENT	
																		04-08-2004						316		2		MEASURED	
																		05-21-1992						131		14		INSPECTED	
																		06-25-1990						131		2		MEASURED	
																		05-19-1980						500		3		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				9,600	SF	11.52	0.760	3	LAND	1.00	MF	1.00				0			1.000	8.76	84,100				
Total Card Land Units								0.22	AC	Parcel Total Land Area: 0.22								Total Land Value										84,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	1		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2	8	PLYWD PANL	Adj Base Rate		128.27	
Interior Floor 1	4	CARPET	RCN		282,181	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1950	
Heat Type	3	FORCED H/W	Effective Year Built		1984	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		177,800	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	894		Dep Ovr Comment			
FBM Quality	3		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
01	SHED/MTL			L	50	10.00	1970	30	0.00	PR	P	0.75	100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,192		30.13	35,914	
FFL	1ST FLOOR	1,192	1,192		150.90	179,871	
HST	HALF STORY	440	880		75.45	66,396	
Ttl Gross Liv / Lease Area		1,632	3,264			282,181	

