

Property Location
Vision ID

112 BRAEBURN RD
2328

Account #
2368

Map ID
2A/ 29/ 214R/ /

Bldg #
1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/13/2023 10:43:30

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
VELLTURO LENA						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER		RESIDNTL.	101	182000	182,000												
						RES LAND	101	85400	85,400												
						RESIDNTL.	101	1900	1,900												
112 BRAEBURN RD	DRAINAGE		VIEW	COMMUNITY																	
SUPPLEMENTAL DATA																					
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		269,300	269,300												
GIS ID F_375018_2854820																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
VELLTURO LENA		23067	0137	01-30-2020	Q	I	220,000	00	Year	Code	Assessed	Year	Code	Assessed							
DASILVA KATHLEEN A		23067	0133	01-30-2020	U	I	1	1A	2023	101	166,800	2022	101	150,400							
DASILVA KATHLEEN A LE		22081	0167	03-02-2018	U	I	1	1A		101	77,600		101	70,500							
DASILVA JAMES F HEIRS AND DEV		15296	0242	08-30-2005	U	I	238,500	1		101	1,600		101	1,600							
HAN,DEBORAH S		14391	0054	08-04-2004	U	I	1	1													
									Total		246,000	Total		222,500							
												Total		211,000							
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 Appraised BLDG. Value (Card) 182,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,900 Appraised Land Value (Bldg) 85,400 Special Land Value 0 Total Appraised Parcel Value 269,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 269,300												
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			MF														
NOTES																					
FY2010 SUB DIV 1037 (BK PLANS 349 P26) PARCEL 2A-68-110 CLOSED & ADDED TO 2A-29-214R																					
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							
202003153	12-16-2020	91	INSULATION	4,208		0		DEMO	03-06-2018			333	2	MEASURED							
104	05-14-2003	11	POOL	4,000					05-26-2005				311	14	INSPECTED						
249	09-25-1995	MN	Manual Note						04-28-2004				317	14	INSPECTED						
									04-12-2004				250	22	MAILER SENT						
									04-08-2004				316	2	MEASURED						
									01-26-2004			296	15	PERMIT VISIT							
									12-12-1995			107	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				12,800 SF	8.77	0.760	3	LAND	1.00	MF	1.00			0		1.000	6.67	85,400
Total Card Land Units							0.29	AC	Parcel Total Land Area: 0.29							Total Land Value					85,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	123.14	
Interior Floor 2	4	CARPET	RCN	288,942	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	182,000	
FBM Sqft	444		Dep % Ovr		
FBM Quality	1		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2003	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	80	15.00	2013	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	888		27.32	24,260	
BNT	BSMT ENTRY	0	30		9.09	273	
FFL	1ST FLOOR	1,164	1,164		136.29	158,646	
GAR	GARAGE	0	276		54.32	14,992	
TQS	3/4 STORY	666	888		102.22	90,771	
Ttl Gross Liv / Lease Area		1,830	3,246			288,942	

