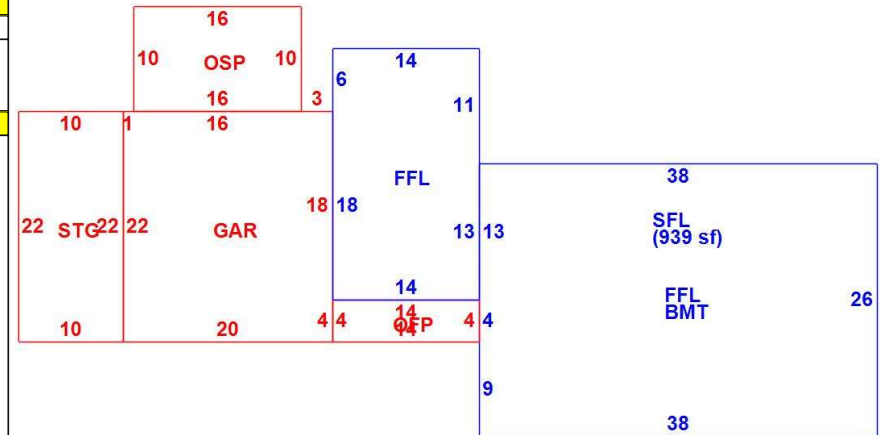


Property Location		169 BROOKHAVEN DR		Map ID		71/ 48/ 61/ /		Bldg Name		State Use 101															
Vision ID		5194		Account #		5271		Bldg # 1		Sec # 1 of 1															
								Card # 1 of 1		Print Date 11/14/2023 9:22:52 A															
CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
RISTAU JOSPEH T RISTAU HAYLEY L 169 BROOKHAVEN DR EAST LONGMEADOW MA 01028 GIS ID F_391040_2856431										Description		Code		Appraised		Assessed									
		TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		268200		268,200									
										RES LAND		101		155300		155,300									
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		3000		3,000									
		SUPPLEMENTAL DATA																							
		Alt Prcl ID		Received																					
		SP Permit		NIA																					
		Chapter Land		Field 8																					
		OC Dates		Field 9																					
		In+Ex FY		Field 10																					
		Mailed		Assoc Pid#																					
										Total		426,500		426,500											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
RISTAU JOSPEH T KAVANAGH BRENDAN BEAN DANA R LECLAIR DONALD E + LINDA G,		23309 0064		07-13-2020		Q		I		400,000		00		Year		Code		Assessed		Year		Code		Assessed	
		20898 0384		10-20-2015		Q		I		345,000		00		2023		101		246,100		2022		101		222,100	
		16646 0359		04-25-2007		U		I		375,000						101		142,100				101		128,500	
		03227 0308		11-17-1966		U		I		0						101		2,300				101		2,300	
		Total												Total		390,500		Total		352,900		Total		334,400	
EXEMPTIONS				OTHER ASSESSMENTS																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		114.22
Interior Floor 1	3	HARDWOOD	RCN		383,181
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1966
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		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		70
Extra Kitchens	0		RCNLD		268,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	494		Dep Ovr Comment		
FBM Quality	1		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
22	WOOD DK			L	120	15.00	1990	50	0.00	FR	G	1.25	1,100
19	PATIO			L	216	8.00	1990	50	0.00	FR	A	1.00	900
07	POOLA-C	OB	Outbuildi	L	24	69.00	2013	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	988		27.87	27,539
FFL	1ST FLOOR	1,324	1,324		139.09	184,149
GAR	GARAGE	0	440		55.63	24,479
OFP	OPEN PORCH	0	56		14.90	835
OSP	SCRN PORCH	0	160		20.86	3,338
SFL	2ND FLOOR	939	939		139.09	130,601
STG	STORAGE	0	220		55.63	12,240
Ttl Gross Liv / Lease Area		2,263	4,127			383,181



169 BROOKHAVEN DR