Property Location 22 BRAEBURN RD | Map ID 2A/ 19/ 170/ / | Bldg Name | State Use 101
Vision ID 2317 | Account # 2357 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/21/2024 8:42:28 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
RUIZ YASHIRA				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
22 BRAEBURN RD				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

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#

GIS ID F_375026_2855710

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	154400	154,400
RES LAND	101	79100	79,100
RESIDNTL.	101	2100	2,100
		Total	235,600	235,600

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RUIZ YASHIRA	21912	0129	10-23-2017	Q	I	159,000	00
DERMODY SHAUGHN M	20325	0458	06-25-2014	U	I	147,000	1
BROWN JAMES E	14591	0526	10-28-2004	U	I	155,000	
SAMPLE,RANDY	12054	0346	12-21-2001	U	I	107,900	
THOMPSON,MEREDITH A	10333	0070	06-19-1998	U	I	69,900	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	144,000	2023	101	118,600	2022	101	111,700
	101	79,100		101	72,000		101	65,400
	101	2,100		101	1,400		101	1,400
	Total	225,200		Total	192,000		Total	178,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MF

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	154,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	79,100
Special Land Value	0
Total Appraised Parcel Value	235,600
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	235,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202200738	03-04-2022	7	REMODEL	5,000	06-30-2023	100	06-30-2023	FINISH BMT
201902220	06-21-2019	21	SIDING	6,500	06-01-2020	100	06-01-2020	
201401613	05-14-2014	20	WOOD STOVE	0	03-19-2015	100	03-19-2015	NVC

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-30-2023			334	15	PERMIT VISIT
06-16-2022			400	15	PERMIT VISIT
06-08-2022			334	15	PERMIT VISIT
06-01-2020			400	15	PERMIT VISIT
03-19-2015			317	15	PERMIT VISIT
09-12-2014			317	3	MEAS+INSPCTD
04-12-2004			250	22	MAILER SENT

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	BUS				4,800	SF	21.69	0.760	3	LAND	1.00	MF	1.00			0			1.000	16.48	79,100
						Total Card Land Units	0.11	AC	Parcel Total Land Area:	0.11												Total Land Value	79,100

Property Location	22 BRAEBURN RD		Map ID	2A/ 19/ 170/ /		Bldg Name	State Use 101
Vision ID 2317		Account # 2357		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/21/2024 8:42:28 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	02	BUNGALOW
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.50	1 1/2 STORIES
Foundation	2	CONC BLOCK
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	2	SOFTWOOD
Interior Floor 2	4	CARPET
Heat Fuel	1	OIL
Heat Type	5	STEAM
AC Type	01	NONE
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	5	
Bath Style	G	GOOD
Half Bath Style	N	NONE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	819	
FBM Quality	5	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues	1	

CONSTRUCTION DETAIL (CONTINUED)

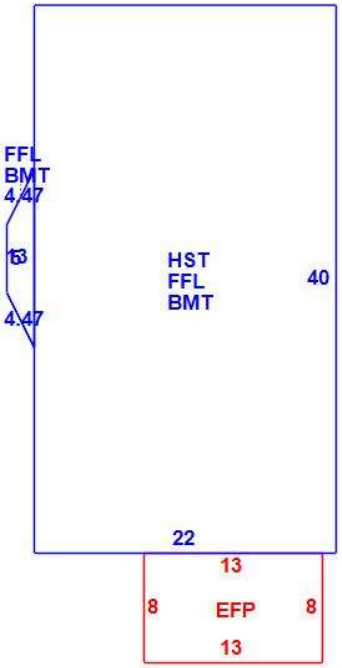
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	127.18
RCN	245,072
Net Other Adj	
Year Built	1921
Effective Year Built	1984
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	154,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
19	PATIO			L	264	8.00	1990	60	0.00	AV	A	1.00	1,300
02	SHED/FR			L	96	12.00	2010	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	898		31.29	28,097
EFP	ENCL PORCH	0	104		78.05	8,117
FFL	1ST FLOOR	898	898		156.10	140,175
HST	HALF STORY	440	880		78.05	68,683
	Ttl Gross Liv / Lease Area	1,338	2,780			245,072