Property Location 111 BRAEBURN RD | Map ID 2A/ 32/ 275/ / | Bldg Name | State Use 101
Vision ID 2332 | Account # 2372 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/21/2024 8:44:48 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
HACZYNSKI CHRISTOPHER J				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
111 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_374847_2854828

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	153100	153,100
RES LAND	101	82900	82,900
RESIDNTL.	101	12200	12,200
Total		248,200	248,200

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HACZYNSKI CHRISTOPHER J	22105	0535	03-26-2018	U	I	205,000	1V
SULLIVAN JEREMY J	13928	0225	01-22-2004	U	I	165,000	1
ALBANO MICHAEL J,	06265	0396	10-23-1986	U	I	85,000	
CAMPBELL LL	04604	0389	06-12-1978	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	155,200	2023	101	142,100	2022	101	124,500
	101	82,900		101	75,400		101	68,500
	101	12,200		101	10,800		101	10,800
	Total	250,300		Total	228,300		Total	203,800

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)	153,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	12,200
Appraised Land Value (Bldg)	82,900
Special Land Value	0
Total Appraised Parcel Value	248,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	248,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-749	10-24-2023	12	REROOF	15,000	03-14-2024	100	03-14-2024	HOUSE & GARAGE
177	05-23-2006	11	POOL	650				18` ABOVE GROUN

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-06-2018			333	3	MEAS+INSPCTD
11-30-2006			311	15	PERMIT VISIT
04-12-2004			250	22	MAILER SENT
04-08-2004			316	22	MAILER SENT
07-14-1992			131	14	INSPECTED
05-06-1992			107	22	MAILER SENT
06-25-1990			131	2	MEASURED

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				6,400	SF	17.05	0.760	3	LAND	1.00	MF	1.00			0			1.000	12.96	82,900
						Total Card Land Units	0.15	AC	Parcel Total Land Area:			0.15										Total Land Value	82,900

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	15	OLD STYLE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 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	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	4	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

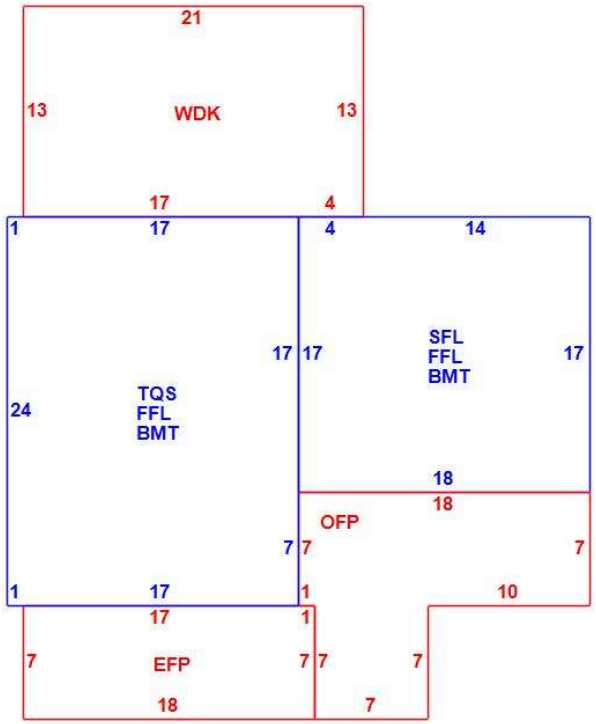
Element	Cd	Description
Central Vac	0	NO
Basement Floor		
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	119.64
RCN	218,645
Net Other Adj	
Year Built	1923
Effective Year Built	1991
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	153,100
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
03	GARAGE	OB	Outbuildi	L	572	32.00	1923	60	0.00	AV	A	1.00	11,000
07	POOL A-C	OB	Outbuildi	L	18	69.00	2006	70	0.00	GD	A	1.00	900
22	WOOD DK			L	25	15.00	2006	70	0.00	GD	G	1.25	300

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	738		26.54	19,588
EFP	ENCL PORCH	0	126		66.18	8,338
FFL	1ST FLOOR	738	738		132.35	97,676
OFP	OPEN PORCH	0	175		13.61	2,382
SFL	2ND FLOOR	306	306		132.35	40,500
TQS	3/4 STORY	324	432		99.26	42,882
WDK	WOOD DECK	0	273		26.66	7,279
	Ttl Gross Liv / Lease Area	1,368	2,788			218,645