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 11/22/2024 12:14:11 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
RISTAU JOSPEH T				
RISTAU HAYLEY L	TOPO WET	EASEMENT	TRAFFIC	CORNER
169 BROOKHAVEN DR	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_391040_2856431

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	290400	290,400
RES LAND	101	155300	155,300
RESIDNTL.	101	3000	3,000
Total		448,700	448,700

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RISTAU JOSPEH T	23309	0064	07-13-2020	Q	I	400,000	00
KAVANAGH BRENDAN	20898	0384	10-20-2015	Q	I	345,000	00
BEAN DANA R	16646	0359	04-25-2007	U	I	375,000	
LECLAIR DONALD E + LINDA G,	03227	0308	11-17-1966	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	268,200	2023	101	246,100	2022	101	222,100
	101	155,300		101	142,100		101	128,500
	101	3,000		101	2,300		101	2,300
	Total	426,500		Total	390,500		Total	352,900

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	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	290,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,000
Appraised Land Value (Bldg)	155,300
Special Land Value	0
Total Appraised Parcel Value	448,700
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	448,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201800487	02-12-2018	21	SIDING	21,520	05-23-2018	100	05-23-2018	

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-23-2018			400	15	PERMIT VISIT
05-23-2018			333	3	MEAS+INSPCTD
04-06-2007			250	P1	PHONE MESSAG
10-05-2006			311	2	MEASURED
02-15-2000			247	14	INSPECTED
02-03-2000			247	2	MEASURED
03-09-1992			170	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	RA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00			0			1.000	3.74	149,600
1	101	ONE FAM	RA				1.010	AC	7,000.00	1.000	0		0.80	MG	1.00	TOP3		0			1.000	5,600	5,700
						Total Card Land Units	1.93	AC	Parcel Total Land Area:	1.93												Total Land Value	155,300

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 11/22/2024 12:14:12

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	16	STONE VENR
Roof Structure	3	GAMBREL
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	3	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	494	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

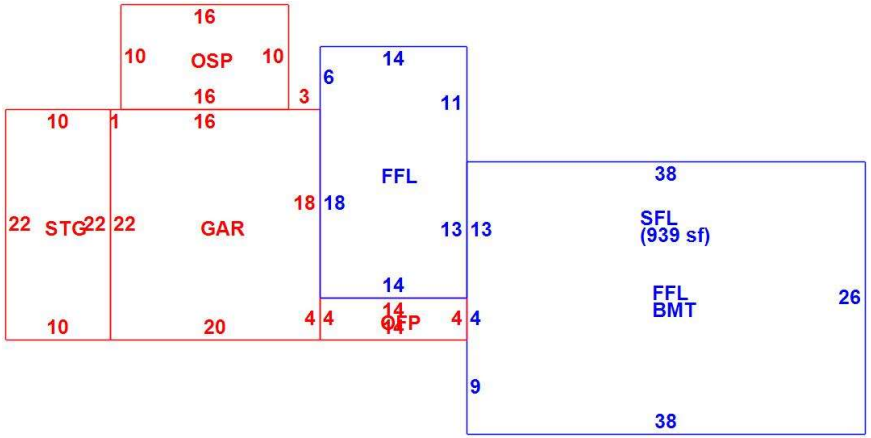
Element	Cd	Description
Central Vac	0	NO
Basement Floor		
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	124.77
RCN	414,862
Net Other Adj	
Year Built	1966
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	290,400
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
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	POOL A-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		30.18	29,816
FFL	1ST FLOOR	1,324	1,324		150.59	199,375
GAR	GARAGE	0	440		60.23	26,503
OFP	OPEN PORCH	0	56		16.13	904
OSP	SCRN PORCH	0	160		22.59	3,614
SFL	2ND FLOOR	939	939		150.59	141,399
STG	STORAGE	0	220		60.23	13,251
	Ttl Gross Liv / Lease Area	2,263	4,127			414,862