

State Use 101
Print Date 11/19/2025 12:57:13

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
LINNEHAN ROSETTA 63 BRAEBURN RD EAST LONGMEADOW MA 01028 GIS ID F_374877_2855349 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	147700		147,700						
												RES LAND		101	85400		85,400						
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	2000		2,000						
				SUPPLEMENTAL DATA																			
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		235,100		235,100					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
LINNEHAN ROSETTA KRISTOF FRANCIS P,				12323 03357 0574 0064		05-03-2002 08-09-1968		U U		I I		120,000 0		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
															2025	101	133,800	2024	101	123,200	2023	101	112,800
																101	85,400		101	85,400		101	77,600
																101	2,000		101	1,300		101	800
																	Total	221,200	Total	209,900	Total	191,200	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card)147,700 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)2,000 Appraised Land Value (Bldg)85,400 Special Land Value0 Total Appraised Parcel Value235,100 Valuation MethodC Adjustment Net Total Appraised Parcel Value235,100									
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name				Tracing		Batch															
0001						101		MF															
NOTES																							
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			
201500564		03-24-2015		91	INSULATION		3,700			0					03-14-2024			334	3	MEAS+INSPCTD			
															03-06-2018			333	2	MEASURED			
															05-12-2004			319	14	INSPECTED			
															04-12-2004			250	22	MAILER SENT			
															04-08-2004			316	2	MEASURED			
															05-14-1992			131	14	INSPECTED			
															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				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	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	175.60	
Interior Floor 2			RCN	259,045	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1948	
AC Type	01	NONE	Effective Year Built	1982	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		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	57	
Extra Kitchen St	N	NONE	RCNLD	147,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	0		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	144	15.00	2005	60	0.00	AV	A	1.00	1,300
02	SHED/FR			L	96	12.00	2021	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	712		37.79	26,909	
FFL	1ST FLOOR	1,112	1,112		189.50	210,723	
GAR	GARAGE	0	252		75.95	19,139	
OFP	OPEN PORCH	0	80		18.95	1,516	
PAT	PATIO	0	80		9.47	758	
Ttl Gross Liv / Lease Area		1,112	2,236			259,045	

