

Property Location: 255 MILLBROOK DR

Account #6001

MAP ID:88/ 6/ 15/ /

Bldg Name:

State Use:101

Vision ID: 5919

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/29/2014 07:28

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION											
MANCUSO PETER TETA AIMEE 255 MILLBROOK DR EAST LONGMEADOW, MA 01028 Additional Owners:										Description	Code	Appraised Value	Assessed Value												
										RESIDENTL.	101	257,100	257,100												
										RES LAND	101	125,100	125,100												
										RESIDENTL.	101	1,300	1,300												
SUPPLEMENTAL DATA																									
Other ID: SP Permit HO Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_393945_2850383						Received Prior ID Owner Occ N Final Area 2594.79999 Current Ac. .43641																			
						ASSOC PID#				Total				383,500		383,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
MANCUSO PETER DUTIL A INC				LC002-7592 0/ 0		09/30/1996		U	V	65,000 0		V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
													2014	B	256,500	2013	B	263,500	2012	B	246,800				
													2014	L	131,200	2013	L	127,500	2012	L	127,500				
													2014	O	1,400	2013	O	1,400	2012	O	1,400				
													Total:			389,100		Total:		392,400		Total:		375,700	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description		Amount	Code	Description	Number	Amount	Comm. Int.																
Total:																									
ASSESSING NEIGHBORHOOD																									
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch														
0001/A								101			NV														
NOTES																									
SUB DIV #545												Appraised Bldg. Value (Card) 257,100													
												Appraised XF (B) Value (Bldg) 0													
												Appraised OB (L) Value (Bldg) 1,300													
												Appraised Land Value (Bldg) 125,100													
												Special Land Value 0													
												Total Appraised Parcel Value 383,500													
												Valuation Method: C													
												Adjustment: 0													
												Net Total Appraised Parcel Value				383,500									
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						
194		09/04/1997		2	DWELLING		151,000		0					07/28/2005			349	2	MEASURED						
														12/02/1999			247	2	MEASURED						
														03/19/1999			200	15	PERMIT VISIT						
														01/14/1998			200	3	MEAS+INSPCTD						
														01/14/1993			200	3	MEAS+INSPCTD						
LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value				
1	101	ONE FAM		RA				19,010 SF	4.27	1.5400	9	1.0000	1.00	NV	1.00					1.00	6.58	125,100			
Total Card Land Units:				0.44		AC		Parcel Total Land Area:				0.44 AC								Total Land Value:				125,100	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B-		GOOD (-)	FBM Sqft	546		
Stories	2.00		2 Story	Int vs Ext	s		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		91.45	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost		282,582	
AC Type	03		FULL	AYB		1997	
Bedrooms	4			EYB		2005	
Full Baths	2			Dep Code		GD	
Half Baths	1			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	7			Dep %		9	
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		91	
Bsmt Garage				Apprais Val		257,100	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	192	7.48	2004	G		GD	70	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,092		18.26	19,936	
FFL	1ST FLOOR	1,192	1,192		91.45	109,009	
GAR	GARAGE	0	560		36.58	20,485	
PAT	PATIO	0	216		4.66	1,006	
SFL	2ND FLOOR	983	983		91.45	89,896	
TQS	3/4 STORY	420	560		68.59	38,409	
WDK	WOOD DECK	0	300		12.80	3,841	
Ttl. Gross Liv/Lease Area:		2,595	4,903	3,090		282,582	

