

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																											
DORAN JOSEPH DONATO STEVEN 188 MAIN ST								I TYPCL												Description		Code		Appraised Value		Assessed Value																					
																				RESIDNTL.		101		97,100		97,100																					
																				RES LAND		101		81,600		81,600																					
																				RESIDNTL.		101		6,600		6,600																					
WILBRAHAM, MA 01095 Additional Owners:																				1006 4ST LONGMEADOW, MA				VISION																							
																												SUPPLEMENTAL DATA																			
																												Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380420_2854061				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
																												Total								185,300		185,300									
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE				V.C.		PREVIOUS ASSESSMENTS (HISTORY)																									
DORAN JOSEPH IZZO CHERYL A, LAGE,CHERYL A INGRAM LUCY A, INGRAM MASON T				19166/ 593 14308/ 215 10368/ 520 07650/ 0214 02221/ 0315				03/16/2012 07/01/2004 07/16/1998 03/05/1991 01/19/1953				U		I		196,000 1 94,000 1 0				00 F A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value									
																						2017		101		94,900		2016		101		93,800		2015		101		93,900									
																						2017		101		79,700		2016		101		77,400		2015		101		77,400									
																						2017		101		6,600		2016		101		6,600		2015		101		6,900									
																Total:		181,200		Total:		177,800		Total:		178,200																					
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				MA																															
NOTES																																															
FY13 UPDATED PER MLS 71277336 EFP=FFL, INCLUDES AC, WDK, MANY UPDATES																Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value								97,100 0 6,600 81,600 0 185,300 C 0 185,300																							
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													
134		06/01/1989		MN		Manual Note				4,500						0				FGR				11/14/2014 11/11/2003 08/12/1991 04/11/1990 06/18/1980						317 274 181 131 500		2 12 3 15 3		MEASURED MEAS DENIED MEAS+INSPCTD PERMIT VISIT 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				RC								7,846		SF		10.40		1.0000		5		1.0000		1.00		MA		1.00						Spec Use		Spec Calc		1.00		10.40		81,600	
Total Card Land Units:										0.18 AC				Parcel Total Land Area:0.18 AC																				Total Land Value:				81,600									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		108.87	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		138,705	
Heat Type	1		FORCED H/A	AYB		1952	
AC Type	03		FULL	EYB		1987	
Bedrooms	3			Dep Code		GD	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		30	
Total Rooms	6			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		70	
Basement Floor	12			Apprais Val		97,100	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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
03	GARAGE	OB	Outbuilding	L	390	28.18	1989	A		AV	60	6,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	864		21.80	18,835	
FFL	1ST FLOOR	1,062	1,062		108.87	115,624	
WDK	WOOD DECK	0	280		15.16	4,246	
Ttl. Gross Liv/Lease Area:		1,062	2,206	1,274		138,705	

