

Property Location: 65 TIMBER DR
Vision ID: 5468

Account #5546

MAP ID: 76/ 95/ 12/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/16/2017 01:45

CURRENT OWNER

FRATAR ROBERT N
FRATAR CONSTANCE W
65 TIMBER DR

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code

101
101
101

Appraised Value

269,300
131,900
16,800

Assessed Value

269,300
131,900
16,800

Total

418,000

418,000

1006
45T LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

FRATAR ROBERT N
EQUITY
NOEL

06897/ 0451
06652/ 220
0/ 0

06/03/1988
10/15/1987

U
U
U

V
I
U

78,000
1
0

G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

262,400

2016

101

259,600

2015

101

259,600

2017

101

141,900

2016

101

137,500

2015

101

137,500

2017

101

16,800

2016

101

16,800

2015

101

16,800

Total:

421,100

Total:

413,900

Total:

413,900

EXEMPTIONS

OTHER ASSESSMENTS

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 # 574

APPROAISED VALUE SUMMARY

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

269,300

0

16,800

131,900

0

418,000

C

0

418,000

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

119

06/10/1998

9

ALTERATION

12,000

0

WDK TO EFP

07/13/2006

311

3

MEAS+INSPCTD

160

06/01/1994

MN

Manual Note

7,000

0

POOL I

06/15/2006

311

1

LEFT NOTICE

242

07/01/1988

MN

Manual Note

180,000

0

SFR

04/18/2000

247

14

INSPECTED

243

07/01/1988

MN

Manual Note

180,000

0

SFR

12/22/1999

247

2

MEASURED

03/19/1999

200

15

PERMIT VISIT

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RAA

40,000

SF

2.32

1.4000

9

1.0000

1.00

NV

1.00

1.00

3.25

130,000

1

101

ONE FAM

RAA

0.27

AC

7,000.00

1.0000

0

1.0000

1.00

NV

1.00

1.00

7,000.00

1,900

Total Card Land Units:

1.19

AC

Parcel Total Land Area:

1.19

AC

Total Land Value:

131,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	2		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B-		GOOD (-)	FBM Sqft	609		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	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	3		HARDWOOD	Adj. Base Rate:			97.30
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS	Replace Cost			324,408
Heat Type	1		FORCED H/A	AYB			1988
AC Type	03		FULL	EYB			2000
Bedrooms	4			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	3			Dep %			17
Total Rooms	8			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			83
Basement Floor	12			Apprais Val			269,300
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
11	POOL I-V	OB	Outbuilding	L	800	29.00	1994	A		GD	70	16,200
02	SHED/FR			L	96	7.48	1999	G		GD	70	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,522		19.44	29,580	
CFL	CATHEDRAL CE	440	440		100.18	44,078	
EFP	ENCL PORCH	0	224		29.10	6,519	
FFL	1ST FLOOR	1,090	1,090		97.30	106,060	
GAR	GARAGE	0	728		38.89	28,315	
OFP	OPEN PORCH	0	88		9.95	876	
SFL	2ND FLOOR	1,120	1,120		97.30	108,979	
Ttl. Gross Liv/Lease Area:		2,650	5,212	3,334		324,408	

