

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: 12/10/2018 10:05

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 45T LONGMEADOW, MA VISION											
FRATAR ROBERT N FRATAR CONSTANCE W 65 TIMBER DR EAST LONGMEADOW, MA 01028 Additional Owners:										Description	Code	Appraised Value	Assessed Value												
										RESIDENTL.	101	285,900	285,900												
										RES LAND	101	131,900	131,900												
										RESIDENTL.	101	16,800	16,800												
SUPPLEMENTAL DATA										Total				434,600		434,600									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_390667_2848266						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
FRATAR ROBERT N EQUITY NOEL				06897/ 0451 06652/ 220 0/ 0		06/03/1988 10/15/1987		U U U	V I I	78,000 1 0		G	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
													2018	101	269,300	2017	101	262,400	2016	101	259,600				
													2018	101	131,900	2017	101	141,900	2016	101	137,500				
													2018	101	16,800	2017	101	16,800	2016	101	16,800				
													Total:			418,000		Total:		421,100		Total:		413,900	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)285,900 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)16,800 Appraised Land Value (Bldg)131,900 Special Land Value0 Total Appraised Parcel Value434,600 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value434,600													
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																									
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		06/27/2018			333	3	MEAS+INSPCTD										
160	06/01/1994	MN	Manual Note	7,000		0		POOL I		07/13/2006			311	3	MEAS+INSPCTD										
242	07/01/1988	MN	Manual Note	180,000		0		SFR		06/15/2006			311	1	LEFT NOTICE										
243	07/01/1988	MN	Manual Note	180,000		0		SFR		04/18/2000			247	14	INSPECTED										
										12/22/1999			247	2	MEASURED										
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	RAA				40,000	SF	2.32	1.4000	9	1.0000	1.00	NV	1.00		Spec Use	Spec Calc	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		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	8		BRICK VNR	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:			104.57
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			348,639
AC Type	03		FULL	AYB			1988
Bedrooms	4			EYB			2000
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	3			Year Remodeled			
Total Rooms	8			Dep %			18
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			82
Bsmt Garage				Apprais Val			285,900
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	3			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
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		20.89	31,790	
CFL	CATHEDRAL CE	440	440		107.66	47,371	
EFP	ENCL PORCH	0	224		31.28	7,006	
FFL	1ST FLOOR	1,090	1,090		104.57	113,982	
GAR	GARAGE	0	728		41.80	30,430	
OPF	OPEN PORCH	0	88		10.69	941	
SFL	2ND FLOOR	1,120	1,120		104.57	117,119	
Ttl. Gross Liv/Lease Area:		2,650	5,212	3,334		348,639	

