

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
DORAN JOSEPH DONATO STEVEN 188 MAIN ST WILBRAHAM MA 01095 GIS ID F_380420_2854061 Mailed										Description RESIDNTL. RES LAND RESIDNTL. Total		Code 101 101 101 198,900		Appraised 108300 84000 6600 198,900		Assessed 108,300 84,000 6,600 198,900		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC												CORNER																	
				DRAINAGE				VIEW												COMMUNITY																	
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
DORAN JOSEPH IZZO CHERYL A, LAGE,CHERYL A INGRAM LUCY A, INGRAM MASON T										19166 0593		03-16-2012		U I		196,000		00		Year		Code		Assessed		Year		Code		Assessed							
										14308 0215		07-01-2004		U I		1		1F		2019		101		105,300		2018		101		97,100		2017		101		94,900	
										10368 0520		07-16-1998		U I		94,000						101		81,600				101		81,600		101		79,700			
										07650 0214		03-05-1991		U I		1		1A				101		6,600				101		6,600		101		6,600			
										02221 0315		01-19-1953		U I		0				Total		193500		Total		185300		Total		181200							
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description												YEAR		Amount		Comm Int											
Total				0.00																																	
ASSESSING NEIGHBORHOOD																																					
Nbhd		Nbhd Name				B		Tracing				Batch																									
0001								101				MA																									
NOTES																																					
FY13 UPDATED PER MLS 71277336 EFP=FFL, INCLUDES AC, WDK, MANY UPDATES																		Appraised BLDG. Value (Card)										108,300									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										6,600									
																		Appraised Land Value (Bldg)										84,000									
																		Special Land Value										0									
Total Appraised Parcel Value										198,900																											
Valuation Method										C																											
Adjustment																																					
Net Total Appraised Parcel Value										198,900																											
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								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 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				7,846	SF	10.71	1.000	5	LAND	1.00	MA	1.00			0			1.000	10.71	84,000													
Total Card Land Units								0.180	AC	Parcel Total Land Area: 0.1801				Total Land Value										84,000													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		107.64
Interior Floor 1	3	HARDWOOD	RCN		154,757
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		108,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
03	GARAGE	OB	Outbuildi	L	390	28.18	1989	60	0.00	AV	A	1.00	6,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		24.32	21,015	
FFL	1ST FLOOR	1,062	1,062		121.47	129,005	
WDK	WOOD DECK	0	280		16.92	4,737	
Ttl Gross Liv / Lease Area		1,062	2,206	1,274		154,757	

