

State Use 101
Print Date 12/19/2019 5:57:09 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
FRATAR ROBERT N FRATAR CONSTANCE W 65 TIMBER DR EAST LONGMEADOW MA 01028 GIS ID F_390667_2848266												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	293700		293,700											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	135900		135,900											
												RESIDNTL.		101	16800		16,800											
				SUPPLEMENTAL DATA																								
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total						446,400		446,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
FRATAR ROBERT N EQUITY NOEL				06897		0451		06-03-1988		U		V		78,000		1		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				06652		0220		10-15-1987		U		I		1		0		2019		101	285,900	2018	101	269,300	2017	101	262,400	
				0000		0000				U				0				101	131,900		101	131,900		101	141,900			
																		101	16,800		101	16,800		101	16,800			
				Total		0.00										Total		434600		Total		418000		Total		421100		
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																APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 293,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,800 Appraised Land Value (Bldg) 135,900 Special Land Value 0 Total Appraised Parcel Value 446,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 446,400												
Nbhd		Nbhd Name			B			Tracing			Batch																	
0001								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								WDK TO EFP		06-27-2018					333	3	MEAS+INSPCTD				
160		06-01-1994		MN	Manual Note		7,000								POOL I		07-13-2006					311	3	MEAS+INSPCTD				
243		07-01-1988		MN	Manual Note		180,000								SFR		06-15-2006					311	1	LEFT NOTICE				
242		07-01-1988		MN	Manual Note		180,000								SFR		04-18-2000					247	14	INSPECTED				
																	12-22-1999					247	2	MEASURED				
																	03-19-1999					200	15	PERMIT VISIT				
																	02-10-1995					107	15	PERMIT VISIT				
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	RAA				40,000	SF	2.39	1.400	9	LAND	1.00	NV	1.00			0		1.000	3.35	134,000						
1	101	ONE FAM	RAA				0.270	AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000.00	1,900						
Total Card Land Units							1.188	AC	Parcel Total Land Area: 1.1883							Total Land Value							135,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		78.40
Interior Floor 2	4	CARPET	RCN		358,224
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1988
AC Type	03	FULL	Effective Year Built		2000
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		18
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		82
Extra Kitchen St			RCNLD		293,700
FBM Sqft	609		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1994	70	0.00	GD	A	1.00	16,200
02	SHED/FR			L	96	7.48	1999	70	0.00	GD	G	1.25	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,522		21.46	32,663
CFL	CATHEDRAL CE	440	440		110.62	48,673
EFP	ENCL PORCH	0	224		32.14	7,199
FFL	1ST FLOOR	1,090	1,090		107.45	117,116
GAR	GARAGE	0	728		42.95	31,267
OFP	OPEN PORCH	0	88		10.99	967
SFL	2ND FLOOR	1,120	1,120		107.45	120,339
Ttl Gross Liv / Lease Area		2,650	5,212	3,334		358,224

