Property Location 255 MILLBROOK DR | Map ID 88/ 6/ 15/ / | Bldg Name | State Use 101
Vision ID 5919 | Account # 6001 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2019 7:15:54 P

CURRENT OWNER

MANCUSO PETER
TETA AIMEE
255 MILLBROOK DR

EAST LONGMEADOW MA 01028

GIS ID F_393945_2850383

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE	VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit HO:HO	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	296700	296,700
RES LAND	101	123600	123,600
RESIDNTL.	101	1300	1,300
		Total	421,600	421,600

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MANCUSO PETER	27592	LC	09-30-1996	U	V	65,000	
DUTIL A INC	0000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	288,700	2018	101	267,400	2017	101	259,900
	101	119,800		101	119,800		101	129,100
	101	1,300		101	1,300		101	1,300
	Total	409800		Total	388500		Total	390300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	NV

NOTES

SUB DIV #545

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	296,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,300
Appraised Land Value (Bldg)	123,600
Special Land Value	0
Total Appraised Parcel Value	421,600
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	421,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201601202	04-19-2016	62	SOLAR	17,732	05-11-2017	100	05-11-2017	
201600080	01-14-2016	91	INSULATION	3,000		0		
194	09-04-1997	2	DWELLING	151,000				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-11-2017			317	15	PERMIT VISIT
07-28-2005			349	2	MEASURED
12-02-1999			247	2	MEASURED
03-19-1999			200	15	PERMIT VISIT
01-14-1998			200	3	MEAS+INSPCTD
01-14-1993			200	3	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	RA				19,010	SF	4.64	1.400	9	LAND	1.00	NV	1.00			0			1.000	6.50	123,600
						Total Card Land Units	0.436	AC	Parcel Total Land Area:	0.4364												Total Land Value	123,600

Property Location	255 MILLBROOK DR	Map ID	88/ 6/ 15/ /	Bldg Name		State Use	101
Vision ID	5919	Account #	6001	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	12/19/2019 7:15:55 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	546	
FBM Quality	1	
Fireplaces	1	
WS Flues		
Central Vac	1	YES
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

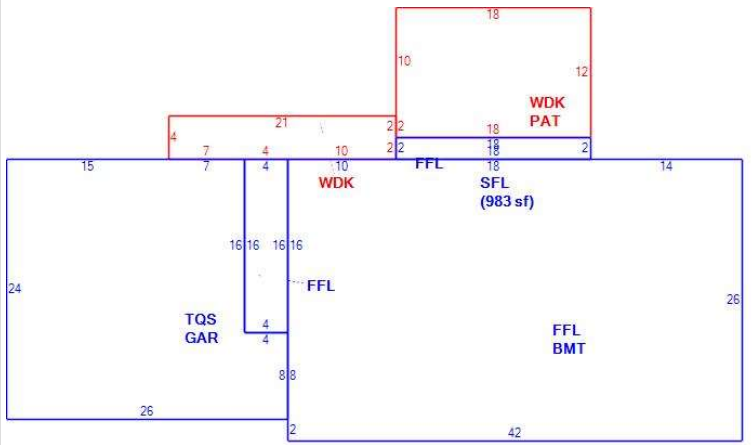
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	80.25
RCN	337,199
Net Other Adj	
Year Built	1997
Effective Year Built	2006
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	88
RCNLD	296,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
02	SHED/FR			L	192	7.48	2004	70	0.00	GD	G	1.25	1,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2006	88	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,092		21.79	23,789
FFL	1ST FLOOR	1,192	1,192		109.13	130,078
GAR	GARAGE	0	560		43.65	24,444
PAT	PATIO	0	216		5.56	1,200
SFL	2ND FLOOR	983	983		109.13	107,271
TQS	3/4 STORY	420	560		81.84	45,833
WDK	WOOD DECK	0	300		15.28	4,583
	Ttl Gross Liv / Lease Area	2,595	4,903	3,090		337,199