

State Use 101
Print Date 11-04-2020 9:24:36 A

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		RESIDENTL.		101		305700		305,700																			
												RES LAND		101		135900		135,900																			
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		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		458,400		458,400																					
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								2020		101		293,700		2019		101		285,900		2018		101		269,300	
				0000		0000				U												101		135,900				101		131,900		101		131,900			
																						101		16,800				101		16,800		101		16,800			
				Total		0.00																Total		446400		Total		434600		Total		418000					
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																APPROAISED VALUE SUMMARY															
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										305,700																	
0001						101		NV		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										458,400																	
										Valuation Method										C																	
										Adjustment																											
										Net Total Appraised Parcel Value										458,400																	
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	1.000	0		1.00	NV	1.00			0				1.000	7,000	1,900											
Total Card Land Units								1.188		AC	Parcel Total Land Area: 1.1883								Total Land Value								135,900										

Property Location 65 TIMBER DR
 Vision ID 5468

Account # 5546

Map ID 76/ 95/ 12/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

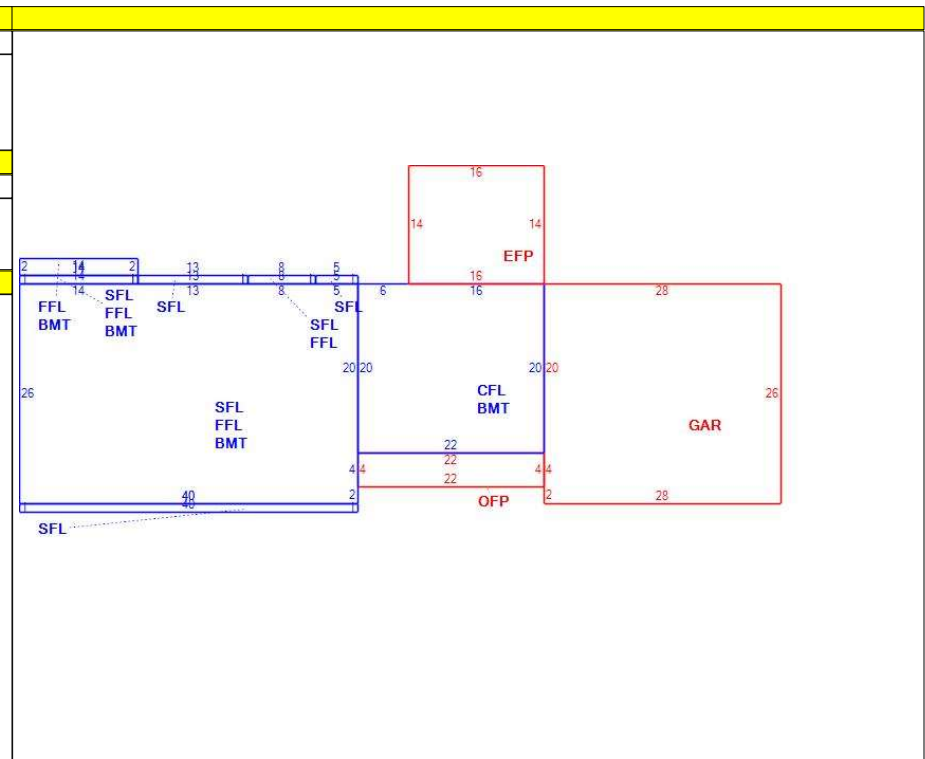
Card # 1 of 1

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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	Percentage
Exterior Wall 2	8	BRICK VENR	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		83.41
Interior Floor 1	3	HARDWOOD	RCN		377,433
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1988
Heat Type	1	FORCED H/A	Effective Year Built		1999
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		19
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		81
Extra Kitchens	0		RCNLD		305,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	609		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	83.41
RCN	377,433
Net Other Adj	
Year Built	1988
Effective Year Built	1999
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	81
RCNLD	305,700
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
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		22.61	34,415
CFL	CATHEDRAL CE	440	440		116.55	51,283
EFF	ENCL PORCH	0	224		33.86	7,585
FFL	1ST FLOOR	1,090	1,090		113.21	123,396
GAR	GARAGE	0	728		45.25	32,943
OFP	OPEN PORCH	0	88		11.58	1,019
SFL	2ND FLOOR	1,120	1,120		113.21	126,792
Ttl Gross Liv / Lease Area		2,650	5,212	3,334		377,433

