

Property Location

304 MILLBROOK DR

Map ID

87/ 46/ 29/ /

Bldg Name

State Use

101

Vision ID

5866

Account #

5948

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:28:14

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KOSOSKI NICHOLAS R 304 MILLBROOK DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	321200	321,200												
						RES LAND	101	126400	126,400												
						RESIDNTL.	101	1300	1,300												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_393592_2851242						Total 448,900 448,900															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KOSOSKI NICHOLAS R MOONEY JOSEPH S DUTILA INC		38431	LC	07-12-2019	Q	I	414,000	00	Year	Code	Assessed	Year	Code	Assessed							
		26608	LC	08-30-1994	U	V	73,000		2020	101	308,400	2019	101	300,100							
		0000	0000		U		0		101	126,400		101	122,800								
									101	1,300		101	1,300								
								Total	436100	Total	424200	Total	405100								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount							Comm Int							
										APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 321,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 126,400 Special Land Value 0 Total Appraised Parcel Value 448,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 448,900											
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		NV													
NOTES																					
SUB DIV #545																					
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							
201502145	07-14-2015	12	REROOF	7,800	06-17-2016	100	06-17-2016	DWELLING	06-17-2016			317	15	PERMIT VISIT							
214	06-27-2005	10	SHED	1,500					03-15-2007				311	2	MEASURED						
237	08-01-1994	MN	Manual Note	141,125					03-15-2007				311	15	PERMIT VISIT						
									02-02-2006				311	15	PERMIT VISIT						
									06-30-2005				274	14	INSPECTED						
									06-24-2005			274	2	MEASURED							
									12-02-1999			247	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				25,751 SF	3.51	1.400	9	LAND	1.00	NV	1.00			0		1.000	4.91	126,400
Total Card Land Units							0.591	AC	Parcel Total Land Area: 0.5912							Total Land Value					126,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	4	CARPET	Adj Base Rate		82.50
Interior Floor 2	3	HARDWOOD	RCN		377,891
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1994
AC Type	03	FULL	Effective Year Built		2003
Bedrooms	3		Depreciation Code		GD
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		15
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		85
Extra Kitchen St			RCNLD		321,200
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
02	SHED/FR			L	192	7.48	2005	70	0.00	GD	G	1.25	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,146		22.30	25,557	
FFL	1ST FLOOR	1,626	1,626		111.60	181,468	
GAR	GARAGE	0	576		44.56	25,669	
HST	HALF STORY	238	475		55.92	26,562	
OPF	OPEN PORCH	0	6		18.60	112	
TQS	3/4 STORY	864	1,152		83.70	96,426	
UHS	UNFIN HALF STORY	0	581		33.42	19,419	
WDK	WOOD DECK	0	168		15.94	2,678	
Ttl Gross Liv / Lease Area		2,728	5,730	3,386		377,891	

