

Property Location 193 MILLBROOK DR

Vision ID 5907

Account # 5989

Map ID 88/ 33/ 44/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11-04-2020 10:35:03

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
KHAN MOHAMMAD A KHAN ROCKSHANA R 193 MILLBROOK DR EAST LONGMEADOW MA 01028 GIS ID F_393129_2850318		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	330400	330,400											
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	136500	136,500											
		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		466,900	466,900									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
KHAN MOHAMMAD A CARANNANTE ANIELLO DUTILA INC		36872	LC	06-07-2016	Q	I	440,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		25894	LC	03-05-1993	U	V	75,000		2020	101	322,500	2019	101	314,300	2018	101	323,700			
		0000	0000		U		0			101	136,500		101	132,500		101	132,500			
		Total								459000		Total		446800		Total		456200		
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		NV												
NOTES																				
SUB DIV #545 CATH. CEILING 10X16																				
2015 MLS71791010 ADD EX KTCH&BTH IN FBM																				
Appraised BLDG. Value (Card) 330,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 136,500 Special Land Value 0 Total Appraised Parcel Value 466,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 466,900																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
26	02-01-1993	MN	Manual Note	190,000				DWELLING	01-31-2017			400	24	ABATEMENT VI						
									01-19-2017			317	16	FIELDREV CHG						
									07-16-2005			274	2	MEASURED						
									12-02-1999			247	3	MEAS+INSPCTD						
									02-10-1995			107	14	INSPECTED						
									04-12-1994			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	RA				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	RA				0.350 AC	7,000	1.000	0		1.00	NV	1.00			0	1.000	7,000	2,500
Total Card Land Units							1.268 AC	Parcel Total Land Area: 1.2683							Total Land Value					136,500

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	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	2	HIP		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	71.26	
Interior Floor 2	4	CARPET	RCN	429,109	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	4		Depreciation Code	AV	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %	23	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	1		Overall % Condition	77	
Extra Kitchen St	F	FAIR	RCNLD	330,400	
FBM Sqft	1325		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,815		20.20	36,660	
FFL	1ST FLOOR	1,815	1,815		100.99	183,298	
GAR	GARAGE	0	720		40.40	29,085	
OPF	OPEN PORCH	0	54		9.35	505	
SFL	2ND FLOOR	1,397	1,397		100.99	141,084	
TQS	3/4 STORY	150	200		75.74	15,149	
UAT	UNFIN ATTC	0	864		20.22	17,471	
WDK	WOOD DECK	0	417		14.05	5,857	
Ttl Gross Liv / Lease Area		3,362	7,282	4,249		429,109	

