

State Use 101
Print Date 11/4/2021 9:33:03 AM

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		318700		318,700																		
												RES LAND		101		146300		146,300																		
				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		481,800		481,800																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
FRATAR ROBERT N EQUITY NOEL				06897 06652 00000		0451 0220 0000		06-03-1988 10-15-1987		U U U		V I U		78,000 1 0		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed		
																		2021		101		305,700		2020		101		293,700		2019		101		285,900		
																				101		135,900				101		135,900				101		131,900		
																				101		16,800				101		16,800				101		16,800		
																		Total				458,400		Total				446,400		Total				434,600		
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 # 574																		Appraised BLDG. Value (Card)						318,700												
																		Appraised Xf (B) Value (Bldg)						0												
																		Appraised Ob (B) Value (Bldg)						16,800												
																		Appraised Land Value (Bldg)						146,300												
																		Special Land Value						0												
																		Total Appraised Parcel Value						481,800												
																		Valuation Method						C												
																		Adjustment																		
																		Net Total Appraised Parcel Value						481,800												
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	2.58	1.400	9	LAND	1.00	NV	1.00				0			1.000	3.61	144,400											
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																1.19		AC	Parcel Total Land Area:				1.19		Total Land Value										146,300	

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		87.58	
Interior Floor 1	3	HARDWOOD	RCN		393,421	
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		318,700	
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				

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		23.57	35,873	
CFL	CATHEDRAL CE	440	440		121.49	53,455	
EFP	ENCL PORCH	0	224		35.30	7,906	
FFL	1ST FLOOR	1,090	1,090		118.00	128,623	
GAR	GARAGE	0	728		47.17	34,339	
OFP	OPEN PORCH	0	88		12.07	1,062	
SFL	2ND FLOOR	1,120	1,120		118.00	132,163	
Ttl Gross Liv / Lease Area		2,650	5,212	3,334		393,421	

