

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
VATRANO GREGORY A VATRANO CLARA G 238 MILLBROOK DR EAST LONGMEADOW MA 01028 GIS ID F_393780_2850037												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	321900		321,900												
												RES LAND		101	138300		138,300												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16600		16,600												
				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		476,800		476,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
VATRANO GREGORY A DUTILA INC				26089 00000		LC 0000		08-10-1993		U U		V		75,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																		2021	101	308,800	2020	101	293,200	2019	101	285,400			
	101	127,800		101	127,800		101	16,600		101	16,600																		
Total		453,200		Total		437,600		Total		426,300																			
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																													
												Appraised BLDG. Value (Card) 321,900																	
												Appraised Xf (B) Value (Bldg) 0																	
												Appraised Ob (B) Value (Bldg) 16,600																	
												Appraised Land Value (Bldg) 138,300																	
												Special Land Value 0																	
												Total Appraised Parcel Value 476,800																	
												Valuation Method C																	
												Adjustment																	
												Net Total Appraised Parcel Value 476,800																	
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	
121		06-17-1999		11		POOL		19,800								SHED		05-04-2018						333		2		MEASURED	
288		10-01-1994		MN		Manual Note		800										07-28-2005						349		2		MEASURED	
333		11-01-1993		2		DWELLING		145,000										04-03-2000						105		16		FIELDREV CHG	
																		01-03-2000						250		22		MAILER SENT	
																		12-02-1999						247		2		MEASURED	
																		11-15-1999						247		15		PERMIT VISIT	
																03-06-1995						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		RA				28,453	SF	3.47	1.400	9	LAND	1.00	NV	1.00				0			1.000	4.86	138,300				
Total Card Land Units								0.65	AC	Parcel Total Land Area: 0.65								Total Land Value										138,300	

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	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		89.33
Interior Floor 1	3	HARDWOOD	RCN		378,694
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1993
Heat Type	1	FORCED H/A	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		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		85
Extra Kitchens	0		RCNLD		321,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	538		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
02	SHED/FR			L	80	7.48	1994	60	0.00	AV	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	640	29.00	1999	70	0.00	GD	G	1.25	16,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,076		24.14	25,971	
FFL	1ST FLOOR	1,112	1,112		120.80	134,325	
GAR	GARAGE	0	600		48.32	28,991	
OPF	OPEN PORCH	0	300		12.08	3,624	
SFL	2ND FLOOR	1,088	1,088		120.80	131,426	
TQS	3/4 STORY	450	600		90.60	54,358	
Ttl Gross Liv / Lease Area		2,650	4,776	3,135		378,694	

