

State Use 101
Print Date 12-13-2022 9:18:25 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 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	353500		353,500												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	143900		143,900												
												RESIDNTL.		101	16800		16,800												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																					
				Mailed				Assoc Pid#				Total		514,200		514,200													
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		1		0		2022		101	318,700	2021	101	305,700	2020	101	293,700		
				00000		0000				U				0				101	146,300		101	135,900		101	135,900				
																		101	16,800		101	16,800		101	16,800				
																		Total	481,800	Total	458,400	Total	446,400						
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																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 353,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,800 Appraised Land Value (Bldg) 143,900 Special Land Value 0 Total Appraised Parcel Value 514,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 514,200											
Nbhd				Nbhd Name				Tracing				Batch																	
0001								101				NV																	
NOTES																													
SUB DIV # 574																													
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	2.84	1.250	9		LAND	1.00	NV	1.00							1.000	3.55		142,000		
1	101	ONE FAM		RAA				0.270	AC	7,000.00	1.000	0			1.00	NV	1.00							1.000	7,000		1,900		
Total Card Land Units								1.19	AC	Parcel Total Land Area: 1.19								Total Land Value								143,900			

Property Location 65 TIMBER DR
 Vision ID 5468

Account # 5546

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

Bldg Name
 Sec # 1 of 1

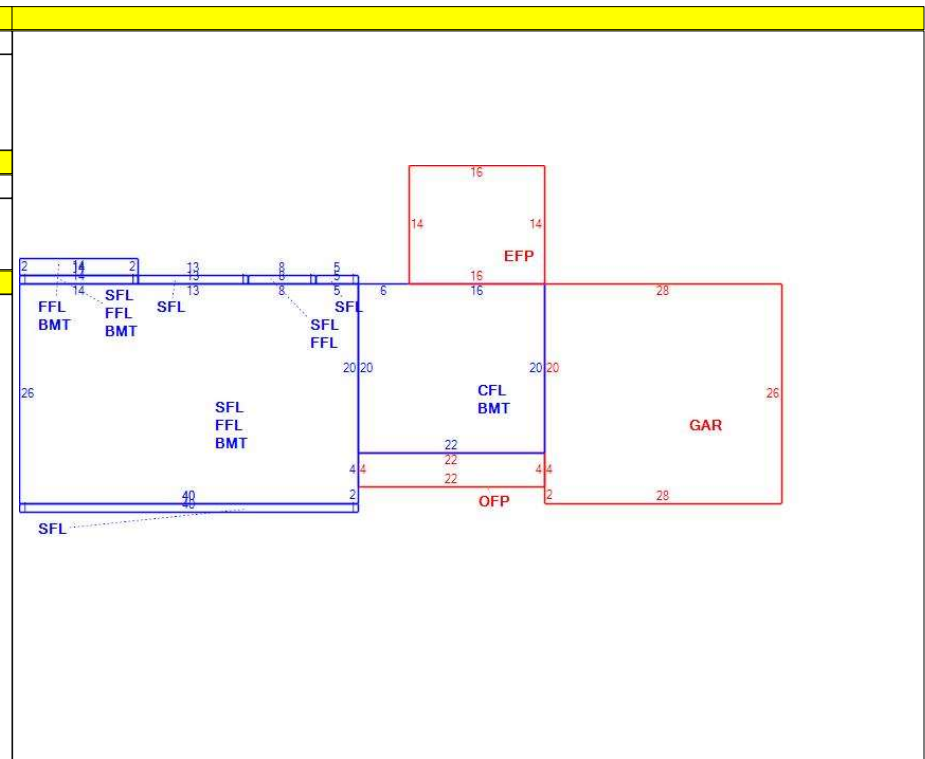
Card # 1 of 1

State Use 101
 Print Date 12-13-2022 9:18:25 A

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		97.49
Interior Floor 1	3	HARDWOOD	RCN		436,463
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1988
Heat Type	1	FORCED H/A	Effective Year Built		2002
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		353,500
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	97.49
RCN	436,463
Net Other Adj	
Year Built	1988
Effective Year Built	2002
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	81
RCNLD	353,500
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		25.80	39,267
CFL	CATHEDRAL CE	440	440		132.99	58,514
EFP	ENCL PORCH	0	224		64.58	14,467
FFL	1ST FLOOR	1,090	1,090		129.17	140,795
GAR	GARAGE	0	728		51.63	37,588
OFP	OPEN PORCH	0	88		13.21	1,163
SFL	2ND FLOOR	1,120	1,120		129.17	144,670
Ttl Gross Liv / Lease Area		2,650	5,212			436,463

