

Property Location

238 MILLBROOK DR

Map ID

88/ 12/ 21/ /

Bldg Name

State Use

101

Vision ID

5884

Account #

5966

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:27:29

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																					
VATRANO GREGORY A VATRANO CLARA G 238 MILLBROOK DR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed																						
										RESIDNTL.	101	347400	347,400																						
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	136000	136,000																						
										RESIDNTL.	101	16600	16,600																						
		SUPPLEMENTAL DATA								Total				500,000		500,000																			
GIS ID		F_393780_2850037		Mailed		Assoc Pid#																													
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 V		75,000 0		VC		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
																		2022	101	321,900	2021	101	308,800	2020	101	293,200									
																			101	138,300		101	127,800		101	127,800									
																			101	16,600		101	16,600		101	16,600									
																Total		476,800		Total		453,200		Total		437,600									
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				Tracing				Batch																									
0001						101				NV																									
NOTES																																			
																		Appraised BLDG. Value (Card)										347,400							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										16,600							
Appraised Land Value (Bldg)										136,000																									
Special Land Value										0																									
Total Appraised Parcel Value										500,000																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										500,000																									
BUILDING PERMIT RECORD																																			
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		3.82		1.250	9	LAND	1.00	NV	1.00			0				1.000	4.78		136,000								
Total Card Land Units								0.65		AC		Parcel Total Land Area:				0.65				Total Land Value								136,000							

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	100.38	
Interior Floor 2	4	CARPET	RCN	418,532	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	347,400	
FBM Sqft	538		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
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		26.68	28,703	
FFL	1ST FLOOR	1,112	1,112		133.50	148,455	
GAR	GARAGE	0	600		53.40	32,041	
OPF	OPEN PORCH	0	300		13.35	4,005	
SFL	2ND FLOOR	1,088	1,088		133.50	145,251	
TQS	3/4 STORY	450	600		100.13	60,076	
Ttl Gross Liv / Lease Area		2,650	4,776			418,532	

