

Property Location

255 MILLBROOK DR

Map ID

88/ 6/ 15/ /

Bldg Name

State Use

101

Vision ID

5919

Account #

6001

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:32:54

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MANCUSO PETER TETAAIMEE 255 MILLBROOK DR EAST LONGMEADOW MA 01028 GIS ID F_393945_2850383		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	353900	353,900		
						RES LAND	101	131000	131,000		
						RESIDNTL.	101	1300	1,300		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
						Total				486,200	486,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANCUSO PETER DUTILA INC		27592 00000	LC 0000	09-30-1996	U U	V	65,000 0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2022	101	318,700	2021	101	305,600	2020	101	296,700
									101	133,300		101	123,600		101	123,600
									101	1,300		101	1,300		101	1,300
								Total		453,300	Total		430,500	Total		421,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 353,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 131,000 Special Land Value 0 Total Appraised Parcel Value 486,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 486,200									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total			0.00														

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				101		NV	

NOTES									
SUB DIV #545									

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	
201601202	04-19-2016	62	SOLAR	17,732	05-11-2017	100	05-11-2017		05-11-2017			317	15	PERMIT VISIT	
201600080	01-14-2016	91	INSULATION	3,000		0			07-28-2005			349	2	MEASURED	
194	09-04-1997	2	DWELLING	151,000					12-02-1999			247	2	MEASURED	
									03-19-1999			200	15	PERMIT VISIT	
									01-14-1998			200	3	MEAS+INSPCTD	
									01-14-1993			200	3	MEAS+INSPCTD	

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				19,010 SF	5.51	1.250	9	LAND	1.00	NV	1.00			0		1.000	6.89	131,000		
Total Card Land Units							0.44	AC	Parcel Total Land Area: 0.44							Total Land Value							131,000

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	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		100.59
Interior Floor 1	4	CARPET	RCN		411,560
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1997
Heat Type	1	FORCED H/A	Effective Year Built		2007
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		14
Extra Fixtures	2		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		86
Extra Kitchens	0		RCNLD		353,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	546		Dep Ovr Comment		
FBM Quality	1		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	192	7.48	2004	70	0.00	GD	G	1.25	1,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2006	86	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		26.44	28,867	
FFL	1ST FLOOR	1,192	1,192		132.42	157,844	
GAR	GARAGE	0	560		52.97	29,662	
PAT	PATIO	0	216		6.74	1,457	
SFL	2ND FLOOR	983	983		132.42	130,168	
TQS	3/4 STORY	420	560		99.31	55,616	
WDK	WOOD DECK	0	300		26.48	7,945	
Ttl Gross Liv / Lease Area		2,595	4,903			411,560	

