

State Use 101
Print Date 11/14/2023 9:48:57 A

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
BRETTA CONSTRUCTION LLC 32 EASTWOOD DR WILBRAHAM MA 01095 GIS ID F_390153_2850059																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	98900		98,900									
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	262500		262,500									
														RESIDENTL.		101	40000		40,000									
						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		401,400		401,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
BRETTA CONSTRUCTION LLC MANCHESTER ENTERPRISES LLC SANTANIELLO JOSEPH SANTANIELLO JOSEPH HEIRS				24869		0477		01-06-2023		U		I		520,000		1V		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				24786		0344		10-31-2022		U		I		200,000		1		2023	101	90,300	2022	101	79,500	2021	101	76,100		
				10025		0011		10-08-1997		U		I		1		1A	101	250,500	238,100	101	230,100							
				01546		0316		11-01-1934		U		I		0		101	37,400	37,400	101	37,400								
																Total	378,200	Total	355,000	Total	343,600							
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																												
ASSESSING NEIGHBORHOOD																								APPROAISED VALUE SUMMARY				
Nbhd		Nbhd Name								Tracing				Batch				Appraised BLDG. Value (Card)								98,900		
0001										101				MG				Appraised Xf (B) Value (Bldg)								0		
														Appraised Ob (B) Value (Bldg)								40,000						
														Appraised Land Value (Bldg)								262,500						
SANTANIELLO`S GREENHOUSE														Special Land Value								0						
														Total Appraised Parcel Value								401,400						
														Valuation Method								C						
														Adjustment														
														Net Total Appraised Parcel Value								401,400						
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				
201500005		01-06-2015		62	SOLAR		12,750		04-08-2016		0				NO SOLAR 5/18		05-23-2018					400	15	PERMIT VISIT				
250		01-01-1990		MN	Manual Note		3,000								REBUILD		03-03-2017					317	15	PERMIT VISIT				
249		01-01-1990		MN	Manual Note		500								DEMO		04-08-2016					317	15	PERMIT VISIT				
																	04-06-2015					317	15	PERMIT VISIT				
																	10-02-2009					375	3	MEAS+INSPCTD				
																	06-11-2004					303	2	MEASURED				
																	07-18-1992					107	14	INSPECTED				
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				40,000		SF	3.12	1.200	7	LAND	1.00	MG	1.00			0			0.9	1.000	3.37	134,800		
1	101	ONE FAM		RA				6.080		AC	7,000.00	1.000	0		1.00	MG	1.00			0				1.000	21,000	127,700		
Total Card Land Units								7.00		AC	Parcel Total Land Area: 7.00												Total Land Value				262,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C-	AVG. (-)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	8	PLYWD PANL		0	
Interior Wall 2				0	
Interior Floor 1	5	LINO/VINYL	COST / MARKET VALUATION		
Interior Floor 2	4	CARPET	Adj Base Rate	105.40	
Heat Fuel	1	OIL	RCN	190,194	
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	02	PARTIAL	Year Built	1822	
Bedrooms	4		Effective Year Built	1973	
Full Baths	1		Depreciation Code	FA	
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %	48	
Bath Style	F	FAIR	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	F	FAIR	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	52	
FBM Sqft			RCNLD	98,900	
FBM Quality			Dep % Ovr		
Fireplaces	0		Dep Ovr Comment		
WS Flues	1		Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	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
02	SHED/FR	OB	Outbuildi	L	253	12.00	1960	50	0.00	FR	F	0.90	1,400
03	GARAGE			L	352	32.00	1960	50	0.00	FR	A	1.00	5,600
31	BARN			L	748	20.00	1960	50	0.00	FR	A	1.00	7,500
25	GRNHSE-G			L	1,11	23.00	1955	50	0.00	FR	A	1.00	12,800
25	GRNHSE-G			L	1,10	23.00	1955	50	0.00	FR	A	1.00	12,700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	728		20.84	15,174
EFP	ENCL PORCH	0	85		52.58	4,469
FFL	1ST FLOOR	1,112	1,112		103.93	115,571
GAR	GARAGE	0	288		41.50	11,952
STG	STORAGE	0	216		41.38	8,938
UTQ	UNFIN TQS	0	728		46.83	34,089
Ttl Gross Liv / Lease Area		1,112	3,157			190,194

