

State Use 101
Print Date 11/14/2023 10:11:13 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW															
FRATAR ROBERT N FRATAR CONSTANCE W 65 TIMBER DR EAST LONGMEADOW MA 01028				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL. RES LAND RESIDENTL.		101 101 101		380000 157900 17200		380,000 157,900 17,200																	
				DRAINAGE				VIEW		COMMUNITY																									
				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#																									
GIS ID F_390667_2848266												Total		555,100		555,100																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
FRATAR ROBERT N EQUITY NOEL				06897 06652 00000		0451 0220 0000		06-03-1988 10-15-1987		U U U		V I		78,000 1 0		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
																		2023	101	353,500	2022	101	318,700	2021	101	305,700									
																			101	143,900		101	146,300		101	135,900									
																			101	16,800		101	16,800		101	16,800									
		Total		514,200		Total		481,800		Total		458,400																							
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																																			
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name				Tracing				Batch																									
0001						101				NV																									
NOTES																		Appraised BLDG. Value (Card) 380,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,200 Appraised Land Value (Bldg) 157,900 Special Land Value 0 Total Appraised Parcel Value 555,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 555,100																	
SUB DIV # 574																																			
BUILDING PERMIT RECORD																																			
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	3.12	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.9	156,000												
1	101	ONE FAM	RAA				0.270	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	1,900												
Total Card Land Units							1.19	AC	Parcel Total Land Area: 1.19							Total Land Value							157,900												

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		107.41	
Interior Floor 1	3	HARDWOOD	RCN		475,010	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1988	
Heat Type	1	FORCED H/A	Effective Year Built		2001	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		20	
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		80	
Extra Kitchens	0		RCNLD		380,000	
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				

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	12.00	1999	70	0.00	GD	G	1.25	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,522		28.08	42,735
CFL	CATHEDRAL CE	440	440		144.73	63,681
EFP	ENCL PORCH	0	224		70.29	15,745
FFL	1ST FLOOR	1,090	1,090		140.58	153,229
GAR	GARAGE	0	728		56.19	40,908
OPF	OPEN PORCH	0	88		14.38	1,265
SFL	2ND FLOOR	1,120	1,120		140.58	157,446
Ttl Gross Liv / Lease Area		2,650	5,212			475,010

