

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
TIMILSINA SANJAY TIMILSINA SAMBIDA 238 MILLBROOK DR EAST LONGMEADOW MA 01028 GIS ID F_393780_2850037										Description RESIDNTL. RES LAND RESIDNTL. Total		Code 101 101 101 550,700		Appraised 383400 150500 16800 550,700		Assessed 383,400 150,500 16,800 550,700		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC												CORNER									
				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#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TIMILSINA SANJAY VATRANO GREGORY A DUTILA INC				40121 26089 00000	LC LC 0000	01-11-2023 08-10-1993	Q U U	I V		599,900 75,000 0	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
												2023	101	347,400	2022	101	321,900	2021	101	308,800									
													101	136,000		101	138,300		101	127,800									
													101	16,600		101	16,600		101	16,600									
Total												500,000		Total		476,800		Total		453,200									
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																	
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	
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	4.23	1.250	9	LAND	1.00	NV	1.00					0			1.000	5.29	150,500			
Total Card Land Units								0.65	AC	Parcel Total Land Area:				0.65	Total Land Value													150,500	

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	110.59	
Interior Floor 2	4	CARPET	RCN	461,922	
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	383,400	
FBM Sqft	672		Dep % Ovr		
FBM Quality	5		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	12.00	1994	60	0.00	AV	A	1.00	600
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		29.44	31,679	
FFL	1ST FLOOR	1,112	1,112		147.34	163,846	
GAR	GARAGE	0	600		58.94	35,362	
OPF	OPEN PORCH	0	300		14.73	4,420	
SFL	2ND FLOOR	1,088	1,088		147.34	160,310	
TQS	3/4 STORY	450	600		110.51	66,305	
Ttl Gross Liv / Lease Area		2,650	4,776			461,922	

