

State Use 101
Print Date 11/22/2024 12:55:32

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
FRATAR ROBERT N FRATAR CONSTANCE W 65 TIMBER DR EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		405700		405,700																	
												RES LAND		101		157900		157,900																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		17200		17,200																	
EAST LONGMEADOW MA 01028				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																											
				Mailed				Assoc Pid#				Total		580,800		580,800																			
GIS ID F_390667_2848266																																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
FRATAR ROBERT N EQUITY NOEL				06897		0451		06-03-1988		U		V		78,000		1 1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				06652		0220		10-15-1987		U		I		1				2024		101		380,000		2023		101		353,500		2022		101		318,700	
				00000		0000				U				0						101		157,900				101		143,900				101		146,300	
																				101		17,200				101		16,800				101		16,800	
				Total														555,100		Total		514,200		Total		481,800									
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
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		117.32
Interior Floor 1	3	HARDWOOD	RCN		513,519
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1988
Heat Type	1	FORCED H/A	Effective Year Built		2000
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
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		79
Extra Kitchens	0		RCNLD		405,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	609		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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		30.35	46,200
CFL	CATHEDRAL CE	440	440		156.46	68,844
EFP	ENCL PORCH	0	224		75.99	17,021
FFL	1ST FLOOR	1,090	1,090		151.97	165,651
GAR	GARAGE	0	728		60.75	44,224
OPF	OPEN PORCH	0	88		15.54	1,368
SFL	2ND FLOOR	1,120	1,120		151.97	170,211
Ttl Gross Liv / Lease Area		2,650	5,212			513,519

