

State Use 101
Print Date 11/19/2025 9:29:38 A

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION			CURRENT ASSESSMENT														
VATRANO MICHAEL ANTHONY VATRANO AMBER NICOLE 12 MELODY LN EAST LONGMEADOW MA 01028 GIS ID F_381449_2854251														Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET			EASEMENT		TRAFFIC		CORNER			RESIDNTL.		101		316300		316,300								
				DRAINAGE					VIEW		COMMUNITY			RES LAND		101		112800		112,800								
				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		429,100		429,100										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
VATRANO MICHAEL ANTHONY ON THE MARK LLC PHILBIN SEAN M PHILBIN DOROTHY F				25907		0056		06-18-2025		U	I	500,000		1	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed			
				25773		0442		02-28-2025		U	I	250,000		1	2025	101	178,200		2024	101	164,500		2023	101	150,800			
				09461		0050		04-25-1996		U	I	1		1A	101	112,800		101	112,800		101	102,600						
				03076		0354		11-20-1964		U	I	0			Total	291,000		Total		277,300		Total		253,400				
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														APPRaised VALUE SUMMARY 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														
Nbhd			Nbhd Name			Tracing			Batch																			
0001						101			MA																			
NOTES																												
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					
B-25-434		07-24-2025		91	INSULATION		7,626		07-01-2025		0			ADD SECOND MAS		07-08-2025					334	15	PERMIT VISIT					
B-25-181		04-07-2025		8	RENOVATION		34,995				100					03-03-2017					317	15	PERMIT VISIT					
																04-22-2016					317	15	PERMIT VISIT					
																04-10-2015					317	15	PERMIT VISIT					
																12-12-2014					317	14	INSPECTED					
																10-10-2014					317	2	MEASURED					
														11-22-2003					274	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		RC				14,166		SF	7.96	1.000	5	LAND	1.00	MA	1.00			0			1.000	7.96	112,800			
Total Card Land Units								0.33		AC	Parcel Total Land Area: 0.33								Total Land Value								112,800	

The diagram illustrates a building layout with the following rooms and dimensions:

- PAT**: 16' x 12'
- GAR**: 24' x 24'
- OSP**: 12' x 12'
- SFL**: 36' x 24' (821 sf)
- FFL**: 36' x 24'
- BMT**: 36' x 24'

Corridor dimensions include 12', 8', 4', and 24' segments.