

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
FARINA MARIE K TR GRECO ROBERT D TR 5 CEDAR OAK DR WILBRAHAM MA 01095 GIS ID F_381982_2849949 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	201000		201,000								
												RES LAND		101	111500		111,500								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11100		11,100								
				SUPPLEMENTAL DATA								Total		323,600		323,600									
				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)									
FARINA MARIE K TR GRECO MARIE K SANTER J OWEN				24898 0240		02-02-2023		U		I		0		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				22016 0515		01-05-2018		Q		I		215,000		00		2025		101	182,800	2024	101	169,200	2023	101	155,500
				03619 0208		08-27-1971		U		I		0						101	111,500		101	111,500		101	101,300
																		101	11,100		101	11,100		101	9,700
														Total		305,400		Total		291,800		Total		266,500	
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	05	CAPE	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		150.06	
Interior Floor 1	3	HARDWOOD	RCN		352,692	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1949	
Heat Type	1	FORCED H/A	Effective Year Built		1982	
AC Type	03	FULL	Depreciation Code		AV	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		43	
Extra Fixtures	1		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		201,000	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	456		Dep Ovr Comment			
FBM Quality	1		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
03	GARAGE	OB	Outbuildi	L	576	32.00	1984	60	0.00	AV	A	1.00	11,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		33.48	30,538	
FFL	1ST FLOOR	1,432	1,432		167.79	240,274	
HST	HALF STORY	456	912		83.89	76,512	
WDK	WOOD DECK	0	160		33.56	5,369	
Ttl Gross Liv / Lease Area		1,888	3,416			352,692	

