

State Use 101
Print Date 11/22/2025 8:18:10 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																			
MAZUR ROBERT J MAZUR LAURA 22 LODGE LN				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																											
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		187100		187,100																													
												RES LAND		101		126500		126,500																													
												RESIDENTL.		101		20100		20,100																													
WILBRAHAM MA 01095				SUPPLEMENTAL DATA																																											
				Alt Prcl ID						Received																																					
				SP Permit						NIA																																					
				Chapter Land						Field 8																																					
GIS ID F_391561_2858961				Mailed						Assoc Pid#						Total		333,700		333,700																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
MAZUR ROBERT J NAPLE KELLY L DOLAHER,BRIAN R & MC GRATH,MICHAEL CHARRON EVELYN M,				21012		0005		12-30-2015		U		I		160,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				16711		0494		05-30-2007		U		I		237,000				2025		101		171,300		2024		101		145,800		2023		101		133,900													
				10787		0328		05-28-1999		U		I		100,000		1				101		126,500				101		126,500		101		115,000															
				10186		0499		03-06-1998		U		I		55,000		1				101		20,100				101		21,300		101		18,000															
				02178		0315		06-05-1952		U		I		0				Total		317,900		Total		293,600		Total		266,900																			
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 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				MG																																			
NOTES																																															
																		VISIT / CHANGE HISTORY																													
																		Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
																		B-23-587		08-24-2023		25		WINDOWS		5,000		06-11-2024		100				NVC INSTALL 4X4 E		06-11-2024						334		15		PERMIT VISIT	
																		193		07-09-2007		11		POOL		3,500								ABOVE GROUND		01-29-2016						317		3		MEAS+INSPCTD	
																		192		07-09-2007		5		DEMOLITION		300								DEMOLISH EXISTIN		01-30-2009						317		15		PERMIT VISIT	
																		190		07-01-2007		3		GARAGE		10,000								24 X 32 ADD TO EXI		01-15-2008						AO					
214		07-24-2002		4		ADDITION		25,000								DORMER ADDTN		01-11-2008						317		15		PERMIT VISIT																			
																		01-11-2008						317		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				23,431	SF	5.00	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	5.4	126,500																							
Total Card Land Units																		0.54	AC	Parcel Total Land Area: 0.54				Total Land Value										126,500													

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	12	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	Adj Base Rate		171.52
Interior Floor 1	3	HARDWOOD	RCN		296,981
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1945
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures			Functional Obsol		
Total Rooms	6		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		63
Extra Kitchens	0		RCNLD		187,100
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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	0				

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
04	GARAGE/L			L	768	36.00	2007	70	0.00	GD	A	1.00	19,400
02	SHED/FR			L	80	12.00	2002	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	720		41.02	29,534
FFL	1ST FLOOR	720	720		205.10	147,670
TQS	3/4 STORY	540	720		153.82	110,753
WDK	WOOD DECK	0	220		41.02	9,024
Ttl Gross Liv / Lease Area		1,260	2,380			296,981

