

State Use 101
Print Date 11/22/2025 9:13:08 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
FRATAR ROBERT N LE FRATAR CONSTANCE W LE 65 TIMBER DR EAST LONGMEADOW MA 01028 GIS ID F_390667_2848266												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	433600		433,600													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	157900		157,900													
												RESIDNTL.		101	17200		17,200													
				SUPPLEMENTAL DATA																										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																						
Mailed												Total		608,700		608,700														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
FRATAR ROBERT N LE FRATAR ROBERT N EQUITY NOEL				25742	0526	01-29-2025	U	I	0		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				06897	0451	06-03-1988	U	V	78,000		2025	101	405,700	2024	101	380,000	2023	101	353,500											
				06652	0220	10-15-1987	U	I	1		1	101	157,900		101	157,900		101	143,900											
				00000	0000		U		0			101	17,200		101	17,200		101	16,800											
				Total										Total		580,800		Total		555,100		Total		514,200						
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 433,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,200 Appraised Land Value (Bldg) 157,900 Special Land Value 0 Total Appraised Parcel Value 608,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 608,700																
Nbhd		Nbhd Name				Tracing				Batch																				
0001						101				NV																				
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		
119		06-10-1998		9		ALTERATION		12,000								WDK TO EFP		06-27-2018						333		3		MEAS+INSPCTD		
160		06-01-1994		MN		Manual Note		7,000								POOL I		07-13-2006						311		3		MEAS+INSPCTD		
243		07-01-1988		MN		Manual Note		180,000								SFR		06-15-2006						311		1		LEFT NOTICE		
242		07-01-1988		MN		Manual Note		180,000								SFR		04-18-2000						247		14		INSPECTED		
																		12-22-1999						247		2		MEASURED		
																		03-19-1999						200		15		PERMIT VISIT		
																		02-10-1995						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		RAA				40,000	SF	3.12	1.250	9		LAND	1.00	NV	1.00								1.000	3.9	156,000			
1	101	ONE FAM		RAA				0.270	AC	7,000.00	1.000	0			1.00	NV	1.00								1.000	7,000	1,900			
Total Card Land Units								1.19	AC	Parcel Total Land Area: 1.19								Total Land Value												157,900

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	Percentage
Roof Structure	1	GABLE			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	126.41	
Interior Floor 2	4	CARPET	RCN	548,841	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1988	
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 %	21	
Total Rooms	8		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	79	
Extra Kitchen St			RCNLD	433,600	
FBM Sqft	609		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
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		32.44	49,378
CFL	CATHEDRAL CE	440	440		167.23	73,579
EFP	ENCL PORCH	0	224		81.21	18,192
FFL	1ST FLOOR	1,090	1,090		162.43	177,045
GAR	GARAGE	0	728		64.93	47,266
OPF	OPEN PORCH	0	88		16.61	1,462
SFL	2ND FLOOR	1,120	1,120		162.43	181,918
Ttl Gross Liv / Lease Area		2,650	5,212			548,841

