

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CATAACCHIO MATTHEW CATAACCHIO RENEE 304 MILLBROOK DR EAST LONGMEADOW MA 01028 GIS ID F_393592_2851242 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	488900		488,900												
												RES LAND		101	148100		148,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2000		2,000												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
				Total										639,000		639,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CATAACCHIO MATTHEW KOSOSKI NICHOLAS R MOONEY JOSEPH S DUTILA INC				40358 LC		08-16-2023		Q		I		640,000		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				38431 LC		07-12-2019		Q		I		414,000		00		2025		101	444,700	2024		101	416,300	2023		101	370,600		
				26608 LC		08-30-1994		U		V		73,000						101	148,100			101	148,100			101	134,200		
				00000 0000				U				0						101	2,000			101	2,000			101	1,300		
														Total		594,800		Total		566,400		Total		506,100					
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) 488,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,000 Appraised Land Value (Bldg) 148,100 Special Land Value 0 Total Appraised Parcel Value 639,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 639,000													
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	
B-24-802		12-03-2024		91		INSULATION		6,900		06-17-2016		0		06-17-2016		DWELLING		06-17-2016						317		15		PERMIT VISIT	
201502145		07-14-2015		12		REROOF		7,800										03-15-2007						311		2		MEASURED	
214		06-27-2005		10		SHED		1,500										03-15-2007						311		15		PERMIT VISIT	
237		08-01-1994		MN		Manual Note		141,125										02-02-2006						311		15		PERMIT VISIT	
																		06-30-2005						274		14		INSPECTED	
																		06-24-2005						274		2		MEASURED	
																		12-02-1999						247		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		RA				25,751	SF	4.60	1.250	9	LAND	1.00	NV	1.00			0				1.000	5.75	148,100				
Total Card Land Units								0.59	AC	Parcel Total Land Area: 0.59				Total Land Value										148,100					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
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	130.07	
Interior Floor 2	4	CARPET	RCN	568,487	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	4		Depreciation Code	GV	
Full Baths	3		Remodel Rating	04	
Half Baths	1		Year Remodeled	2022	
Extra Fixtures	1		Depreciation %	14	
Total Rooms	9		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	86	
Extra Kitchen St	N	NONE	RCNLD	488,900	
FBM Sqft	350		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues	0		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
02	SHED/FR			L	192	12.00	2005	70	0.00	GD	G	1.25	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,146		33.45	38,334
FFL	1ST FLOOR	1,626	1,626		167.40	272,191
GAR	GARAGE	0	576		66.84	38,502
HST	HALF STORY	238	475		83.88	39,841
OPF	OPEN PORCH	0	6		27.90	167
TQS	3/4 STORY	864	1,152		125.55	144,633
UHS	UNFIN HALF STORY	0	581		50.13	29,127
WDK	WOOD DECK	0	168		33.88	5,692
Ttl Gross Liv / Lease Area		2,728	5,730			568,487

