

State Use 101
Print Date 11/24/2025 9:07:37 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CARRANO RAFFAELE S CARRANO YOLANDA 23 BETTERLEY LN EAST LONGMEADOW MA 01028 GIS ID F_382053_2846807 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	527300		527,300												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	147600		147,600												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates 2/21/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		674,900		674,900											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CARRANO RAFFAELE S BRETТА CONSTRUCTION LLC BRETТА DEVELOPMENT LLC BETTERLEY EDWARD W JR CAROLE A, BU				20209		0197		03-03-2014		Q		I		425,000		00		Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed	
				20209		0194		03-03-2014		U		V		1		1B		2025	101	492,900		2024	101	455,300		2023	101	422,200	
				17745		0133		04-16-2009		U		V		270,000		1V			101	147,600			101	147,600			101	133,900	
				00000		0000				U				0				Total	640,500		Total	602,900		Total	556,100				
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																													
Nbhd		Nbhd Name								Tracing		Batch																	
0001										130		NG																	
NOTES																													
SUB DIV 999 - FY2010 SUB DIV #1047												2128 SF TO PARCEL 29-24-4																	
(BOOK PLANS BK 350 P123)-FY2011 SUB DIV																													
1056 BK PLANS 354-49-LOT E-FY2012 SUB																													
1064-LOT 3-BK PLANS 354-P112-ORIG																													
PARCEL 29-24-B																													
FY15 PLAN 1106 BK PG 367-51																													
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			
201302448		07-25-2013		2	DWELLING		280,000				0		02-21-2014		OC 2/21/2014 261		02-21-2014 12-13-2013		01 02			400 317		25 2		OC VISIT MEASURED			
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				25,270 SF		4.67	1.250	8	LAND	1.00	NG	1.00			0		1.000		5.84		147,600				
Total Card Land Units												0.58 AC		Parcel Total Land Area: 0.58				Total Land Value								147,600			

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	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		129.21
Interior Floor 1	3	HARDWOOD	RCN		560,945
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2013
Heat Type	1	FORCED H/A	Effective Year Built		2019
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		94
Extra Kitchens			RCNLD		527,300
Extra Kitchen St			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					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,506		34.70	52,258
CFL	CATHEDRAL CE	408	408		178.72	72,918
FFL	1ST FLOOR	1,098	1,098		173.61	190,628
GAR	GARAGE	0	672		69.50	46,704
OPF	OPEN PORCH	0	20		17.36	347
SFL	2ND FLOOR	1,100	1,100		173.61	190,975
WDK	WOOD DECK	0	206		34.55	7,118
Ttl Gross Liv / Lease Area		2,606	5,010			560,945

