

Property Location: 5 WINDING BROOK LN

MAP ID:72/ 35/ 15/ /

Bldg Name:

State Use:101

Vision ID: 5248

Account #5325

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 20:37

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																	
FILIPPI MATTHEW J FILIPPI CAROLINE O 5 WINDING BROOK LN EAST LONGMEADOW, MA 01028 Additional Owners:				1 TYPCL						Description		Code						Appraised Value		Assessed Value											
										RESIDENTL.		101						393,200		393,200											
										RES LAND		101						111,600		111,600											
										RESIDENTL.		101						1,300		1,300											
SUPPLEMENTAL DATA										Total						506,100		506,100													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391719_2854340				Received Prior ID Owner Occ N Final Area 4300 Current Ac. 1.26827 ASSOC PID#																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
FILIPPI MATTHEW J JOYCE ALFRED C JR, BEDROCK,BUILDERS LLC CHU KWAI LAN +, WOODBIDGE ESTATES INC				18917/ 304 11026/ 180 10376/ 208 08792/ 0453 0/ 0		09/16/2011 12/07/1999 07/22/1998 04/04/1994		U	I	470,000 1 47,000 55,000 0		B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
													2014	B	382,300		2013	B	393,200		2012	B	342,700								
													2014	L	117,300		2013	L	114,100		2012	L	114,100								
													2014	O	1,400		2013	O	1,400		2012	O	1,400								
													Total:			501,000		Total:			508,700		Total:			458,200					
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 393,200 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,300 Appraised Land Value (Bldg) 111,600 Special Land Value 0 Total Appraised Parcel Value 506,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 506,100																	
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.																			
Total:																															
ASSESSING NEIGHBORHOOD																															
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																				
0001/A								101			NV																				
NOTES																															
SUB DIV 660 COMPLETE 11/99 NO ONE HOME; FULL 2ND FLOOR OVER GARAGE; STAIRS OUTSIDE TO SFL OVER GARAGE; FY13 UPDATES PER MLS 71245528 AND SALES QUESTIONNAIRE																															
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										
199		09/01/1998		2	DWELLING		180,000			0					11/18/2011 04/03/2007 09/14/2006 02/02/2000 01/12/2000				317 250 311 250 247	3 22 2 22 2	MEAS+INSPCTD MAILER SENT MEASURED MAILER SENT MEASURED										
LAND LINE VALUATION SECTION																															
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value							
1	101	ONE FAM			RA				40,000	SF	2.20	1.5400	9	1.0000	0.81	NV	1.00	ESM1/WET2					1.00	2.74	109,600						
1	101	ONE FAM			RA				0.35	AC	7,000.00	1.0000	0	1.0000	0.81	NV	1.00	ESM1/WET2					1.00	5,670.00	2,000						
Total Card Land Units:									1.27	AC	Parcel Total Land Area:									1.27	AC	Total Land Value:									111,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B		GOOD	FBM Sqft	481		
Stories	2.5			Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		85.46	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		432,091	
Heat Type	1		FORCED H/A	AYB		1998	
AC Type	03		FULL	EYB		2005	
Bedrooms	5			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	4			Dep %		9	
Total Rooms	10			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	V		V GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		91	
Basement Floor	12			Apprais Val		393,200	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	192	7.48	2006	G		GD	70	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,356		17.08	23,160
CFL	CATHEDRAL CE	60	60		88.31	5,299
FFL	1ST FLOOR	1,314	1,314		85.46	112,296
GAR	GARAGE	0	907		34.20	31,022
SFL	2ND FLOOR	2,287	2,287		85.46	195,449
TQS	3/4 STORY	639	852		64.10	54,610
WDK	WOOD DECK	0	858		11.95	10,255
Ttl. Gross Liv/Lease Area:		4,300	7,634	5,056		432,091

