

Property Location: 28 WINDING BROOK LN

Account #5327

MAP ID:72/ 37/ 13/ /

Bldg Name:

State Use:101

1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 20:38

VISION

1

TYPCL

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_391398_2854391

Received
Prior ID
Owner Occ Y
Final Area 2541
Current Ac. .93262
ASSOC PID#

STRT/ROAD

LOCATION

CURRENT OWNER

ESTANISLAU PETER
ESTANISLAU CAROLYN J
28 WINDING BROOK LANE
EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

240,200

240,200

RES LAND

101

135,700

135,700

RESIDENTL.

101

3,800

3,800

Total

379,700

379,700

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

ESTANISLAU PETER
WOODBIDGE ESTATES INC

08723/ 0098
0/ 0

01/24/1994

U
U

V

60,000
0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

232,800

2013

B

228,200

2012

B

219,500

2014

L

142,500

2013

L

138,500

2012

L

138,500

2014

O

5,100

2013

O

5,100

2012

O

5,100

Total:

380,400

Total:

371,800

Total:

363,100

EXEMPTIONS

OTHER ASSESSMENTS

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 A/C 1996

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

89

05/24/1999

11

POOL

11,000

0

09/14/2006

311

3

MEAS+INSPCTD

81

04/01/1994

MN

Manual Note

120,000

0

DWELLING

02/02/2000

250

22

MAILER SENT

01/12/2000

247

2

MEASURED

11/09/1999

247

15

PERMIT VISIT

12/31/1996

200

15

PERMIT VISIT

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

2.20

1.5400

9

1.0000

1.00

NV

1.00

Spec Use

Spec Calc

1.00

3.39

135,600

1

101

ONE FAM

RA

0.01

7,000.00

1.0000

0

1.0000

1.00

NV

1.00

1.00

7,000.00

100

Total Card Land Units:

0.93

AC

Parcel Total Land Area:

0.93

AC

Total Land Value:

135,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		79.59	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost		269,897	
AC Type	03		FULL	AYB		1994	
Bedrooms	3			EYB		2003	
Full Baths	3			Dep Code		GD	
Half Baths	2			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	3			Dep %		11	
Bath Style	8			Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	A		AVERAGE	Cost Trend Factor		1	
Extra Kitchens	1			Condition			
Frame	0			% Complete			
Basement Floor	1		WOOD	Overall % Cond		89	
Bsmt Garage	1			Apprais Val		240,200	
Units	1			Dep % Ovr		0	
WS Flues	1			Dep Ovr Comment			
FBM Quality	0			Misc Imp Ovr		0	
Fireplaces	0			Misc Imp Ovr Comment			
				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
09	POOL A-R SHED/FR	OB	Outbuilding	L	288	12.08	1999	G		GD	70	3,000
02				L	120	7.48	2002	G		GD	70	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	2,541		15.91	40,433
EFP	ENCL PORCH	0	192		24.04	4,616
FFL	1ST FLOOR	2,520	2,520		79.59	200,572
GAR	GARAGE	0	550		31.84	17,510
OPF	OPEN PORCH	0	21		7.58	159
WDK	WOOD DECK	0	593		11.14	6,606
Ttl. Gross Liv/Lease Area:		2,520	6,417	3,391		269,897

