

Property Location: 3 WISTERIA LN
Vision ID: 6869

Account #6992

MAP ID:40/ 35/ 7/ /
Bldg #: 1 of 1
Sec #: 1 of 1
Card 1 of 1

Bldg Name:

State Use:101
Print Date:12/29/2014 11:18

CURRENT OWNER

BEDROCK FINANCIAL LLC TRUSTEE
PO BOX 79
EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTIAL
RES LAND

Code

101
101

Appraised Value

245,900
92,900

Assessed Value

245,900
92,900

1006
EAST LONGMEADOW, MA

VISION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_385628_2846431

Received
Prior ID
Owner Occ
Final Area
Current Ac. .57642
ASSOC PID#

Total

338,800

338,800

RECORD OF OWNERSHIP

WILLETTS TIMOTHY + MARTHA
BEDROCK FINANCIAL LLC TRUSTEE
GOLDSTEIN MARIE L ESTATE OF,

BK-VOL/PAGE

20501/ 260
18715/ 224
0/ 0

SALE DATE

11/14/2014
03/24/2011

q/u

Q
U
U

v/i

I
V
V

SALE PRICE

370,000
285,000
0

V.C.

00
V

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

Code

L

Assessed Value

95,900

Yr.

2013

Code

L

Assessed Value

93,500

Yr.

Code

Assessed Value

Total:

95,900

Total:

93,500

Total:

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Appraised Bldg. Value (Card)

245,900

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

92,900

Special Land Value

0

Total Appraised Parcel Value

338,800

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

338,800

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NG

NOTES

FY13 SUB DIV 1092-NEW PARCEL A-BK PLANS
362-74-FY13 SUB DIV 1093 BK PLANS 363-2
(LOT 7). FY13 ABT DENIED

BUILDING PERMIT RECORD

Permit ID

201302897

Issue Date

10/28/2013

Type

2

Description

DWELLING

Amount

200,000

Insp. Date

05/03/2014

% Comp.

100

Date Comp.

10/27/2014

Comments

COLONIAL W/DECK &

VISIT/ CHANGE HISTORY

Date

10/27/2014
05/03/2014

Type

01

IS

ID

400
317

Cd.

25
2

Purpose/Result

OC VISIT
MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

25,109 SF

Unit Price

3.31

I. Factor

1.2400

S.A.

8

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

NG

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

TRF2

Spec Calc

190

S Adj Fact

.90

Adj. Unit Price

3.70

Land Value

92,900

Total Card Land Units:

0.58 AC

Parcel Total Land Area:

0.58 AC

Total Land Value:

92,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	B-		GOOD (-)	FBM Sqft			
Stories	2			Int vs Ext	S		
Foundation	1						
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	4						
Full Baths	2						
Half Baths	1						
Extra Fixtures	2						
Total Rooms	8						
Bath Style	G		GOOD				
Kitchen Style	G		GOOD				
Kitchens	1						
Extra Kitchens							
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	1						

CONSTRUCTION DETAIL (CONTINUED)

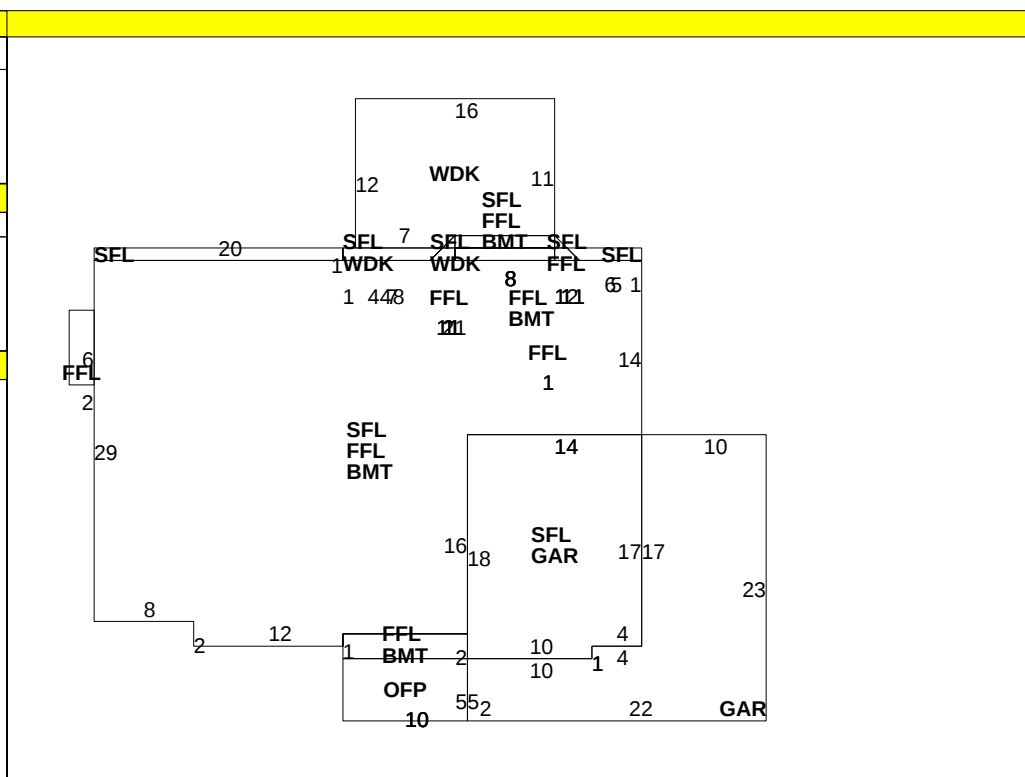
MIXED USE

Code	Description	Percentage
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101	ONE FAM	100
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COST/MARKET VALUATION

Adj. Base Rate:	90.35
Replace Cost	273,217
AYB	2013
EYB	2013
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	1
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	NC
% Complete	90
Overall % Cond	90
Apprais Val	245,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,136		18.05	20,509
FFL	1ST FLOOR	1,150	1,150		90.35	103,902
GAR	GARAGE	0	552		36.17	19,967
OFF	OPEN PORCH	0	50		9.03	452
SFL	2ND FLOOR	1,394	1,394		90.35	125,947
WDK	WOOD DECK	0	194		12.57	2,439

Ttl. Gross Liv/Lease Area:		2,544	4,476	3,024		273,217
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