

Property Location: 10 WINDHAM DR

Vision ID: 5459

Account #5537

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

MAP ID:76/ 86/ 2/ /

Bldg Name:

State Use:101

Print Date:12/01/2015 12:57

CURRENT OWNER

RIPSTON NEIL J

RIPSTON LINDA M

10 WINDHAM DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

430,500

Appraised Value

283,100

132,800

14,600

430,500

Assessed Value

283,100

132,800

14,600

430,500

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

PELLEGRINO MICHAEL V

RIPSTON NEIL J

RICHARD KATHLEEN A

PECK DAVID I TRUSTEE OF

PECK DAVID

PECK ARNOLD

BK-VOL/PAGE

20928/ 180

08344/ 0009

07795/ 0326

07647/ 0469

07215/ 0155

06792/ 0223

SALE DATE

10/27/2015

02/24/1993

08/30/1991

02/28/1991

07/12/1989

03/31/1988

q/u

Q

U

U

U

U

U

v/i

I

I

I

I

I

I

SALE PRICE

391,000

230,000

1

1

1

1

2,890,000

V.C.

00

F

L

A

G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

283,100

132,800

14,600

430,500

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

278,200

139,700

18,700

436,600

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

275,600

135,800

18,800

430,200

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NV

NOTES

SUB DIV # 555 JACUZZI IN MASTER BATH

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

283,100

0

14,600

132,800

0

430,500

C

0

430,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

244

08/17/2011

91

INSULATION

1,200

0

344

11/02/2004

20

WOOD STOVE

2,700

0

58

04/16/1996

MN

Manual Note

10,000

0

POOL

203

09/01/1991

MN

Manual Note

200,000

0

ELEC. WK

132

06/01/1989

MN

Manual Note

145,000

0

DWLG

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

07/06/2012

317

15

PERMIT VISIT

08/10/2006

311

3

MEAS+INSPCTD

07/20/2006

311

13

MISSED APPT

06/15/2006

311

1

LEFT NOTICE

01/13/2005

311

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

34,936

SF

2.47

1.5400

9

1.0000

1.00

NV

1.00

Spec Use

Spec Calc

1.00

3.80

132,800

Total Card Land Units:

0.80

AC

Parcel Total Land Area:

0.8 AC

Total Land Value:

132,800

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |         |
|---------------------|------|-----|-------------|---------------------------------|-------------|-----|-------------|---------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch. | Description |         |
| Style               | 06   |     | COLONIAL    | #Heat Sys                       | 2           |     |             |         |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 1           |     | YES         |         |
| Grade               | B-   |     | GOOD (-)    | FBM Sqft                        |             |     |             |         |
| Stories             | 2.00 |     | 2 STORY     | Int vs Ext                      | S           |     | SAME        |         |
| Foundation          | 1    |     | CONCRETE    | MIXED USE                       |             |     |             |         |
| Exterior Wall 1     | 4    |     | VINYL       | 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     | 2    |     | PLASTER     |                                 |             |     |             |         |
| Interior Wall 2     |      |     |             | Adj. Base Rate:                 |             |     |             | 85.08   |
| Interior Floor 1    | 3    |     | HARDWOOD    | Replace Cost                    |             |     |             | 325,362 |
| Interior Floor 2    |      |     |             | AYB                             |             |     |             | 1989    |
| Heat Fuel           | 2    |     | GAS         | EYB                             |             |     |             | 2001    |
| Heat Type           | 1    |     | FORCED H/A  | Dep Code                        |             |     |             | GD      |
| AC Type             | 03   |     | FULL        | Remodel Rating                  |             |     |             |         |
| Bedrooms            | 4    |     |             | Year Remodeled                  |             |     |             |         |
| Full Baths          | 2    |     |             | Dep %                           |             |     |             | 13      |
| Half Baths          | 2    |     |             | Functional Obslnc               |             |     |             |         |
| Extra Fixtures      | 2    |     |             | External Obslnc                 |             |     |             |         |
| Total Rooms         | 9    |     |             | Cost Trend Factor               |             |     |             | 1       |
| Bath Style          | G    |     | GOOD        | Condition                       |             |     |             |         |
| Kitchen Style       | G    |     | GOOD        | % Complete                      |             |     |             |         |
| Kitchens            | 1    |     |             | Overall % Cond                  |             |     |             | 87      |
| Extra Kitchens      | 0    |     |             | Apprais Val                     |             |     |             | 283,100 |
| Frame               | 1    |     | WOOD        | Dep % Ovr                       |             |     |             | 0       |
| Basement Floor      | 12   |     | CONCRETE    | Dep Ovr Comment                 |             |     |             |         |
| Bsmt Garage         |      |     |             | Misc Imp Ovr                    |             |     |             | 0       |
| Units               | 1    |     |             | Misc Imp Ovr Comment            |             |     |             |         |
| WS Flues            |      |     |             | Cost to Cure Ovr                |             |     |             | 0       |
| FBM Quality         |      |     |             | Cost to Cure Ovr Comment        |             |     |             |         |
| Fireplaces          | 1    |     |             |                                 |             |     |             |         |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |  |  |  |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|--|--|--|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |  |  |  |  |
| BMT                               | BASEMENT    | 0           | 1,332      |           | 16.99     | 22,632          |  |  |  |  |  |
| FFL                               | 1ST FLOOR   | 1,343       | 1,343      |           | 85.08     | 114,268         |  |  |  |  |  |
| GAR                               | GARAGE      | 0           | 1,020      |           | 34.03     | 34,714          |  |  |  |  |  |
| HST                               | HALF STORY  | 510         | 1,020      |           | 42.54     | 43,393          |  |  |  |  |  |
| SFL                               | 2ND FLOOR   | 957         | 957        |           | 85.08     | 81,426          |  |  |  |  |  |
| TQS                               | 3/4 STORY   | 306         | 408        |           | 63.81     | 26,036          |  |  |  |  |  |
| WDK                               | WOOD DECK   | 0           | 240        |           | 12.05     | 2,893           |  |  |  |  |  |

|                            |  |       |       |       |  |         |
|----------------------------|--|-------|-------|-------|--|---------|
| Ttl. Gross Liv/Lease Area: |  | 3,116 | 6,320 | 3,824 |  | 325,362 |
|----------------------------|--|-------|-------|-------|--|---------|

