

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:12/06/2016 11:04

1006

AST LONGMEADOW, MA

VISION

CURRENT OWNER

ESTANISLAU PETER

ESTANISLAU CAROLYN J

28 WINDING BROOK LANE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_391398\_2854391

Received  
Field 7  
Field 8  
Field 9  
Field 10  
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

386,900

Appraised Value

243,000

140,100

3,800

386,900

Assessed Value

243,000

140,100

3,800

386,900

RECORD OF OWNERSHIP

ESTANISLAU PETER

WOODBIDGE ESTATES INC

BK-VOL/PAGE

08723/ 0098

0/ 0

SALE DATE

01/24/1994

q/u

U

v/i

V

SALE PRICE

60,000

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

240,200

135,700

3,800

379,700

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

240,200

135,700

3,800

379,700

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

232,800

142,500

5,100

380,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NV

NOTES

SUB DIV #660 A/C 1996

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

243,000

0

3,800

140,100

0

386,900

C

0

386,900

BUILDING PERMIT RECORD

Permit ID

89

81

Issue Date

05/24/1999

04/01/1994

Type

11

MN

Description

POOL

Manual Note

Amount

11,000

120,000

Insp. Date

% Comp.

0

0

Date Comp.

Comments

DWELLING

VISIT/ CHANGE HISTORY

Date

09/14/2006

02/02/2000

01/12/2000

11/09/1999

12/31/1996

Type

IS

ID

311

250

247

247

200

Cd.

3

22

2

15

15

Purpose/Result

MEAS+INSPCTD

MAILER SENT

MEASURED

PERMIT VISIT

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

1

Use Code

101

101

Use Description

ONE FAM

ONE FAM

Zone

RA

RA

D

Front

Depth

Units

40,000

0.01

SF

AC

Unit Price

2.20

7,000.00

I. Factor

1.5900

1.0000

S.A.

9

0

Acre Disc

1.0000

1.0000

C. Factor

1.00

1.00

ST. Idx

NV

NV

Adj.

1.00

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

1.00

Adj. Unit Price

3.50

7,000.00

Land Value

140,000

100

Total Card Land Units:

0.93

AC

Parcel Total Land Area:

0.93

AC

Total Land Value:

140,100

| 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     |                                 |             |         |             |
| Interior Wall 2     |      |     |             | COST/MARKET VALUATION           |             |         |             |
| Interior Floor 1    | 4    |     | CARPET      | Adj. Base Rate:                 |             | 80.51   |             |
| Interior Floor 2    | 3    |     | HARDWOOD    |                                 |             |         |             |
| Heat Fuel           | 2    |     | GAS         | Replace Cost                    |             | 273,002 |             |
| Heat Type           | 3    |     | FORCED H/W  | AYB                             |             | 1994    |             |
| AC Type             | 03   |     | FULL        | EYB                             |             | 2003    |             |
| Bedrooms            | 3    |     |             | Dep Code                        |             | GD      |             |
| Full Baths          | 2    |     |             | Remodel Rating                  |             |         |             |
| Half Baths          | 0    |     |             | Year Remodeled                  |             |         |             |
| Extra Fixtures      | 3    |     |             | Dep %                           |             | 11      |             |
| Total Rooms         | 8    |     |             | Functional Obslnc               |             |         |             |
| Bath Style          | A    |     | AVERAGE     | External Obslnc                 |             |         |             |
| Kitchen Style       | A    |     | AVERAGE     | Cost Trend Factor               |             | 1       |             |
| Kitchens            | 1    |     |             | Condition                       |             |         |             |
| Extra Kitchens      | 0    |     |             | % Complete                      |             |         |             |
| Frame               | 1    |     | WOOD        | Overall % Cond                  |             | 89      |             |
| Basement Floor      |      |     |             | Apprais Val                     |             | 243,000 |             |
| Bsmt Garage         |      |     |             | Dep % Ovr                       |             | 0       |             |
| Bsmt Garage         |      |     |             | Dep Ovr Comment                 |             |         |             |
| Units               | 1    |     |             | Misc Imp Ovr                    |             | 0       |             |
| WS Flues            | 1    |     |             | Misc Imp Ovr Comment            |             |         |             |
| FBM Quality         |      |     |             | Cost to Cure Ovr                |             | 0       |             |
| Fireplaces          | 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    | OB  | Outbuilding  | L   | 288   | 12.08      | 1999 | G   |       | GD  | 70   | 3,000     |
| 02                                                             | SHED/FR     |     |              | 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      |           | 16.10     | 40,898          |
| EFP                               | ENCL PORCH  | 0           | 192        |           | 24.32     | 4,669           |
| FFL                               | 1ST FLOOR   | 2,520       | 2,520      |           | 80.51     | 202,880         |
| GAR                               | GARAGE      | 0           | 550        |           | 32.20     | 17,712          |
| OPF                               | OPEN PORCH  | 0           | 21         |           | 7.67      | 161             |
| WDK                               | WOOD DECK   | 0           | 593        |           | 11.27     | 6,682           |
| Ttl. Gross Liv/Lease Area:        |             | 2,520       | 6,417      | 3,391     |           | 273,002         |

