

Property Location: 28 WINDING BROOK LN

Account #5327

MAP ID: 72/ 37/ 13/ /

Bldg Name:

State Use: 101

Vision ID: 5250

1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/16/2017 00:53

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION																							
ESTANISLAU PETER ESTANISLAU CAROLYN J 28 WINDING BROOK LANE EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code						Appraised Value		Assessed Value																	
													RESIDENTL.		101						250,700		250,700																	
													RES LAND		101						130,100		130,100																	
													RESIDENTL.		101		3,800		3,800																					
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#																														
Total														384,600				384,600																						
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																						
ESTANISLAU PETER WOODBIDGE ESTATES INC					08723/ 0098 0/ 0			01/24/1994		U U		V U		60,000 0		V.C.		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value						
																		2017		101		243,000		2016		101		240,200		2015		101		240,200						
																		2017		101		140,100		2016		101		135,700		2015		101		135,700						
																		2017		101		3,800		2016		101		3,800		2015		101		3,800						
																		Total:				386,900		Total:				379,700		Total:				379,700						
EXEMPTIONS					OTHER ASSESSMENTS													This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)250,700 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)3,800 Appraised Land Value (Bldg)130,100 Special Land Value0 Total Appraised Parcel Value384,600 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value384,600																						
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	
																																	Spec Use		Spec Calc					
1		101		ONE FAM			RA								40,000		2.32		1.4000		9		1.0000		1.00		NV		1.00						1.00		3.25		130,000	
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:										130,100		

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:			85.97
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost			291,520
AC Type	03		FULL	AYB			1994
Bedrooms	3			EYB			2003
Full Baths	2			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	3			Year Remodeled			
Total Rooms	8			Dep %			14
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor				Overall % Cond			86
Bsmt Garage				Apprais Val			250,700
Units	1			Dep % Ovr			0
WS Flues	1			Dep Ovr Comment			
FBM Quality				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	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		17.19	43,672	
EFP	ENCL PORCH	0	192		25.97	4,986	
FFL	1ST FLOOR	2,520	2,520		85.97	216,641	
GAR	GARAGE	0	550		34.39	18,913	
OFP	OPEN PORCH	0	21		8.19	172	
WDK	WOOD DECK	0	593		12.03	7,135	
Ttl. Gross Liv/Lease Area:		2,520	6,417	3,391		291,520	

