

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
WINSECK KATIE E 18 WISTERIA LN EAST LONGMEADOW MA 01028 GIS ID F_385689_2846039												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	320600		320,600												
												RES LAND		101	133700		133,700												
				DRAINAGE				VIEW		COMMUNITY																			
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates 2/20/2013 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
												Total		454,300		454,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BEDNARZ KELLY ANN WINSECK KATIE E BEDROCK FINANCIAL LLC TRUSTEE, GOLDSTEIN MARIE L ESTATE OF,				22958 480		11-18-2019		Q		I		480,000		00		Year		Code		Assessed		Year		Code		Assessed			
				19708 0229		02-28-2013		Q		I		420,000		00		2019		101		311,900		2018		101		288,500			
				18715 0224		03-24-2011		U		I		285,000		1V				101		129,700		2017		101		112,600			
				0000 0000				U				0				Total		441600		Total		418200		Total		389100			
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int					
				Total		0.00																							
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		NG																					
NOTES																													
FY13 SUB DIV 1092-NEW PARCEL A-BK PLANS 362-74-SUB DIV FY13 1093 BK PLANS 363-2 (LOT 3). FY13 ABT DENIED NEW LOT 3R												Appraised BLDG. Value (Card) 320,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 133,700 Special Land Value 0 Total Appraised Parcel Value 454,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 454,300																	
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	
201202531		07-24-2012		2		DWELLING		187,000								OC 2/20/2013		03-15-2013 02-19-2013 02-19-2013						317 400 400		2 25 25		MEASURED OC VISIT OC VISIT	
LAND LINE VALUATION SECTION																													
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value						
1	101	ONE FAM		RA				39,920	SF	2.39	1.400	9	LAND	1.00	NV	1.00			0			1.000	3.35	133,700					
Total Card Land Units								0.916	AC	Parcel Total Land Area: 0.9164				Total Land Value								133,700							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	80.42	
Interior Floor 2	4	CARPET	RCN	330,553	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2012	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	3	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	97	
Extra Kitchen St			RCNLD	320,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,171		21.56	25,245	
CFL	CATHEDRAL CE	180	180		110.88	19,958	
FFL	1ST FLOOR	991	991		107.88	106,912	
GAR	GARAGE	0	580		43.15	25,029	
OFF	OPEN PORCH	0	50		10.79	539	
SFL	2ND FLOOR	962	962		107.88	103,783	
TQS	3/4 STORY	432	576		80.91	46,605	
WDK	WOOD DECK	0	162		15.32	2,481	
Ttl Gross Liv / Lease Area		2,565	4,672	3,064		330,553	

