

Property Location		5 WINDING BROOK LN		Map ID		72/ 35/ 15/ /		Bldg Name		State Use 101	
Vision ID		5248		Account #		5325		Bldg # 1		Print Date 11-04-2020 8:50:26 A	
Bldg Name		Sec # 1 of 1		Card # 1 of 1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FILIPPI MATTHEW J FILIPPI CAROLINE O 5 WINDING BROOK LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	431200	431,200		
						RES LAND	101	110400	110,400		
						RESIDNTL.	101	1300	1,300		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
GIS ID F_391719_2854340						Total				542,900	542,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FILIPPI MATTHEW J JOYCE ALFRED C JR, BEDROCK,BUILDERS LLC CHU KWAI LAN +, WOODBIDGE ESTATES INC		18917	0304	09-16-2011	U	I	470,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		11026	0180	12-07-1999	U	I	1		2020	101	413,600	2019	101	402,400	2018	101	414,300
		10376	0208	07-22-1998	U	V	47,000			101	110,400		101	107,200		101	107,200
		08792	0453	04-04-1994	U	V	55,000			101	1,300		101	1,300		101	1,300
		0000	0000		U	0		Total	525300		Total	510900		Total	522800		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
NV			

NOTES			
SUB DIV 660 COMPLETE 11/99 NO ONE HOME; FULL 2ND FLOOR OVER GARAGE; STAIRS OUTSIDE TO SFL OVER GARAGE; FY13 UPDATES PER MLS 71245528 AND SALES QUESTIONAIRE			

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
199	09-01-1998	2	DWELLING	180,000					11-18-2011			317	3	MEAS+INSPCTD
									04-03-2007			250	22	MAILER SENT
									09-14-2006			311	2	MEASURED
									02-02-2000			250	22	MAILER SENT
									01-12-2000			247	2	MEASURED
									11-09-1999			247	15	PERMIT VISIT
									01-08-1999			105	2	MEASURED

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				40,000	SF	2.39	1.400	9	LAND	0.81	NV	1.00	ESM1/WET2	0	1.000	2.71	108,400
1	101	ONE FAM	RA				0.350	AC	7,000	1.000	0		0.81	NV	1.00	ESM1/WET2	0	1.000	5,670	2,000
Total Card Land Units							1.268	AC	Parcel Total Land Area: 1.2683							Total Land Value				110,400

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	2.5		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		69.17
Interior Floor 1	3	HARDWOOD	RCN		495,625
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1998
Heat Type	1	FORCED H/A	Effective Year Built		2005
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	4		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		87
Extra Kitchens	0		RCNLD		431,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	481		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
02	SHED/FR			L	192	7.48	2006	70	0.00	GD	G	1.25	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,356		19.59	26,565	
CFL	CATHEDRAL CE	60	60		101.29	6,078	
FFL	1ST FLOOR	1,314	1,314		98.03	128,808	
GAR	GARAGE	0	907		39.23	35,584	
SFL	2ND FLOOR	2,287	2,287		98.03	224,188	
TQS	3/4 STORY	639	852		73.52	62,639	
WDK	WOOD DECK	0	858		13.71	11,763	
Ttl Gross Liv / Lease Area		4,300	7,634	5,056		495,625	

