

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
ROSLER ROBERT A ROSLER CAROLA 25 WINDING BROOK LN EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	393800		393,800																	
												RES LAND		101	124100		124,100																	
				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_391617_2854482												Total		517,900		517,900																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
ROSLER ROBERT A ROSIER ROBERT A, ANZALOTTI PAUL F, BALTAZAR ELIZABETH P +, WOODBRIDGE ESTATES INC				18779		0055		05-17-2011		U		I		1		1F		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed			
				18774		0087		05-16-2011		U		I		490,000						2020		101	379,800		2019		101	370,500		2018		101	374,100	
				12653		0251		10-21-2002		U		I		385,000								101	124,100				101	120,500				101	120,500	
				08805		0531		04-19-1994		U		V		56,000																				
				0000		0000				U		0						Total		503900		Total		491000		Total		494600						
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				NV																		
NOTES																																		
SUB DIV 660 JACUZZI/SHOWER PLUS 2 SINKS IN MASTER BATH 2 SINKS IN OTHER BATH																		Appraised BLDG. Value (Card)										393,800						
																		Appraised Xf (B) Value (Bldg)										0						
																		Appraised Ob (B) Value (Bldg)										0						
																		Appraised Land Value (Bldg)										124,100						
																		Special Land Value										0						
																		Total Appraised Parcel Value										517,900						
																		Valuation Method										C						
																		Adjustment																
																		Net Total Appraised Parcel Value										517,900						
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						
201202186		05-16-2012		7		REMODEL		75,000								ADD 2 BATHS= NE		06-14-2013						105		14		INSPECTED						
201200155		01-20-2012		GEN		GENERATOR		2,300										07-13-2012						317		15		PERMIT VISIT						
12		02-03-1998		2		DWELLING		250,000										07-11-2012						317		15		PERMIT VISIT						
																		04-19-2007						311		14		INSPECTED						
																		09-14-2006						311		2		MEASURED						
																		04-11-2000						247		14		INSPECTED						
																		04-05-2000						247		13		MISSED APPT						
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	0.90	NV	1.00		WET2			0			1.000	3.01	120,400								
1	101	ONE FAM		RA				0.620	AC	7,000	1.000	0		0.85	NV	1.00		WET2			0			1.000	5,950	3,700								
Total Card Land Units								1.538	AC	Parcel Total Land Area: 1.5383										Total Land Value						124,100								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	6	STUCCO	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	74.17	
Interior Floor 2	3	HARDWOOD	RCN	452,676	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1998	
AC Type	03	FULL	Effective Year Built	2005	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	4		Depreciation %	13	
Total Rooms	8		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	87	
Extra Kitchen St			RCNLD	393,800	
FBM Sqft	2179		Dep % Ovr		
FBM Quality	2		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
GEN	GENERATO			B	0	0.00	2006	87	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	3,113		23.29	72,517	
FFL	1ST FLOOR	3,113	3,113		116.40	362,350	
OPF	OPEN PORCH	0	35		13.30	466	
PAT	PATIO	0	430		5.96	2,561	
WDK	WOOD DECK	0	910		16.24	14,783	
Ttl Gross Liv / Lease Area		3,113	7,601	3,889		452,676	

