

Property Location

96 WINDHAM DR

Map ID

89/ 39/ 15/ /

Bldg Name

State Use

101

Vision ID

5955

Account #

6037

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:42:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
RUIZ CESAR JR 96 WINDHAM DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	378400	378,400												
						RES LAND	101	129100	129,100												
		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_392745_2849319						Total		507,500	507,500												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RUIZ CESAR JR MOHAMED MOHAMED NAJEEBI KATHLEEN M NAJEEBI,SHAMIM A MORELLO FRANK +,		23009	261	12-19-2019	Q	I	500,000	00	Year	Code	Assessed	Year	Code	Assessed							
		20404	0024	08-27-2014	Q	I	465,000	00	2020	101	364,600	2019	101	345,300							
		14436	0247	08-23-2004	U	I	1	1		101	129,100		101	125,100							
		11591	0382	04-17-2001	U	I	400,000														
		06745	0136	02-01-1988	U	V	65,000	1B	Total		493700	Total		470400							
								Total		481000											
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount						Comm Int								
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 378,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 129,100 Special Land Value 0 Total Appraised Parcel Value 507,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 507,500												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		NV													
NOTES																					
SUB DIV # 575 ESTIMATED PATIO																					
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							
84	04-25-2001	7	REMODEL	20,000				FINISH BMT W/CO	09-19-2014			317	3	MEAS+INSPCTD							
302	12-01-1989	MN	Manual Note	225,000				DWLG	07-14-2005			274	2	MEASURED							
									03-07-2002			274	15	PERMIT VISIT							
									01-03-2000			250	22	MAILER SENT							
									11-30-1999			247	2	MEASURED							
									06-29-1992			200	3	MEAS+INSPCTD							
									01-15-1991			105	16	FIELDREV CHG							
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				30,738 SF	3	1.400	9	LAND	1.00	NV	1.00			0		1.000	4.2	129,100
Total Card Land Units							0.706	AC	Parcel Total Land Area:				0.7056	Total Land Value							129,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
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	7	BRICK	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		70.15
Interior Floor 1	3	HARDWOOD	RCN		491,378
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1989
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		23
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		378,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	2153		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	4		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,254		21.14	47,658	
CFL	CATHEDRAL CE	687	687		108.90	74,816	
FFL	1ST FLOOR	1,581	1,581		105.67	167,069	
GAR	GARAGE	0	799		42.32	33,815	
OPF	OPEN PORCH	0	28		11.32	317	
PAT	PATIO	0	396		5.34	2,113	
SFL	2ND FLOOR	1,567	1,567		105.67	165,589	
Ttl Gross Liv / Lease Area		3,835	7,312	4,650		491,378	

