

Property Location 18 WISTERIA LN		Map ID 40/ 35/ 3/ 1		Bldg Name		State Use 101	
Vision ID 6865		Account # 6988		Bldg # 1		Print Date 12-13-2022 12:51:10	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BEDNARZ KELLY ANN CLARK MARK TIMOTHY 18 WISTERIA LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	379500	379,500		
						RES LAND	101	141700	141,700		
						RESIDNTL.	101	400	400		
		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#					
GIS ID F_385689_2846039						Total		521,600	521,600		

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	0480	11-18-2019	Q	I	480,000	00	Year	Code	Assessed	Year	Code	Assessed	
		19708	0229	02-28-2013	Q	I	420,000	00	2022	101	345,500	2021	101	331,200	
		18715	0224	03-24-2011	U	I	285,000	1V		101	144,100		101	133,700	
		00000	0000		U		0								
		Total						489,600		Total		464,900		Total 454,300	

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	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). FY14 SUB 1100 - BK PLANS 365-92 NEW LOT 3R			

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	12-01-2021			334	2	MEASURED
									03-15-2013			317	2	MEASURED
									02-19-2013			400	25	OC VISIT
									02-19-2013			400	25	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	2.84	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.55	141,700
Total Card Land Units							0.92	AC	Parcel Total Land Area: 0.92							Total Land Value					141,700

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	Percentage
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	100.88	
Interior Floor 2	4	CARPET	RCN	403,690	
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 %	6	
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	94	
Extra Kitchen St			RCNLD	379,500	
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
02	SHED/FR			L	80	7.48		60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,171		26.25	30,740	
CFL	CATHEDRAL CE	180	180		135.02	24,303	
FFL	1ST FLOOR	991	991		131.37	130,184	
GAR	GARAGE	0	580		52.55	30,477	
OPF	OPEN PORCH	0	50		13.14	657	
SFL	2ND FLOOR	962	962		131.37	126,375	
TQS	3/4 STORY	432	576		98.53	56,750	
WDK	WOOD DECK	0	162		25.95	4,204	
Ttl Gross Liv / Lease Area		2,565	4,672			403,690	

