

Property Location

22 WISTERIA LN

Map ID

40/ 35/ 4/ /

Bldg Name

State Use

101

Vision ID

6866

Account #

6989

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

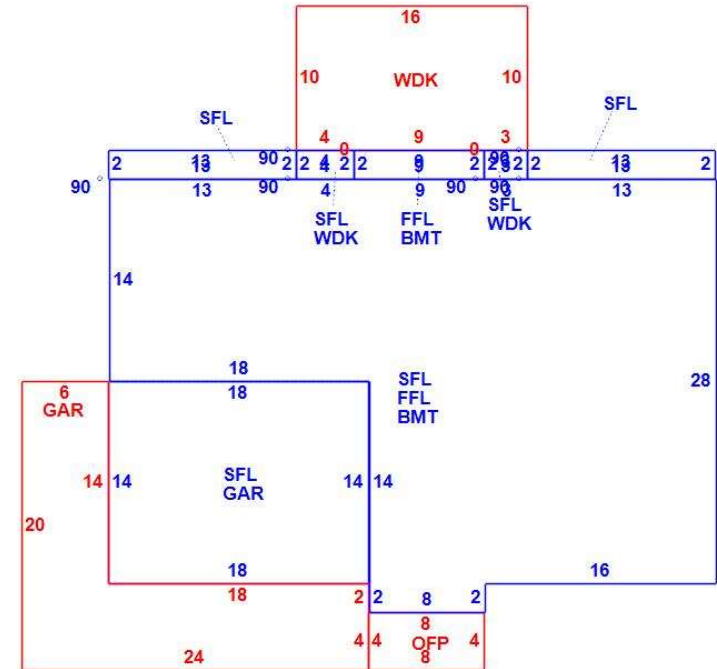
12-13-2022 12:51:18

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CULBERTSON JODI A CHASZAR NICOLE M 22 WISTERIA LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	358800	358,800												
						RES LAND	101	141200	141,200												
						RESIDNTL.	101	400	400												
		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_385437_2846102						Total				500,400	500,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CULBERTSON JODI A BEDROCK FINANCIAL LLC TRUSTEE GOLDSTEIN MARIE L ESTATE OF,		20107	0038	11-20-2013	Q	I	380,000	00	Year	Code	Assessed	Year	Code	Assessed							
		18715	0224	03-24-2011	U	I	285,000	1V	2022	101	331,200	2021	101	318,300							
		00000	0000		U		0			101	143,500		101	133,400							
						Total				474,700	Total	451,700	Total	439,400							
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						APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card) 358,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 141,200 Special Land Value 0 Total Appraised Parcel Value 500,400 Valuation Method C Adjustment													
0001				101		NG		Net Total Appraised Parcel Value 500,400													
NOTES												VISIT / CHANGE HISTORY									
FY13 SUB DIV 1092-NEW PARCEL A-BK PLANS 362-74-SUB DIV FY13 1093 BK PLANS 363-2 (LOT 4). FY14 SUB 1100 BK PLANS 365-92 NEW LOT 4R.												Date	Type	Is	Id	Cd	Purpose/Result				
Permit Id		Issue Date		Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		12-01-2021			334	2	MEASURED				
202103389		12-16-2021		91	INSULATION	2,993		0				11-14-2013	03		400	25	OC VISIT				
201202987		09-05-2012		2	DWELLING	134,000		0	11-14-2013	OC 11/13/2013 SI		06-28-2013			317	15	PERMIT VISIT				
												06-28-2013			317	2	MEASURED				
												05-24-2013			105	16	FIELDREV CHG				
												05-24-2013			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				38,569 SF	2.93	1.250	9	LAND	1.00	NV	1.00		0		1.000	3.66	141,200	
Total Card Land Units							0.89	AC	Parcel Total Land Area: 0.89							Total Land Value					141,200

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	104.87	
Interior Floor 2	4	CARPET	RCN	377,690	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	1		Depreciation %	5	
Total Rooms	6		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	95	
Extra Kitchen St			RCNLD	358,800	
FBM Sqft	766		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	104.87
RCN	377,690
Net Other Adj	
Year Built	2013
Effective Year Built	2016
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	95
RCNLD	358,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	958		28.69	27,489
F1	1ST FLOOR	958	958		143.17	137,160
GAR	GARAGE	0	480		57.27	27,489
OFP	OPEN PORCH	0	32		13.42	430
SFL	2ND FLOOR	1,258	1,258		143.17	180,112
WDK	WOOD DECK	0	174		28.80	5,011
Ttl Gross Liv / Lease Area		2,216	3,860			377,690

