

Property Location

1 WINTERBERRY LN

Map ID

70/ 21/ 1/ /

Bldg Name

State Use

101

Vision ID

6875

Account #

6998

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:52:30

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW								
WELSH MICHAEL F TR WELSH NATALIE E TR 1 WINTERBERRY LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed									
										RESIDNTL.	101	374200	374,200									
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	133800	133,800									
										RESIDNTL.	101	2300	2,300									
		SUPPLEMENTAL DATA								Total				510,300	510,300							
GIS ID		F_391393_2858276		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates 11/06/2014 In+Ex FY Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
WELSH MICHAEL F TR WELSH MICHAEL F POEHLER GARY D + LYNN A WINTERBERRY LLC LEMANSKI MICHAEL J JOSEPH S,		23880 0105		05-13-2021		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		21416 0101		10-25-2016		Q		I		417,000		00		2022	101	341,400	2021	101	327,700	2020	101	314,400
		20498 0488		11-13-2014		Q		I		405,000		00										
		19684 0011		02-12-2013		U		V		400,000		1										
		00000 0000				U				0												
														Total	463,100	Total	440,400	Total	427,100			
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 374,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 133,800 Special Land Value 0 Total Appraised Parcel Value 510,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 510,300								
Nbhd		Nbhd Name		Tracing		Batch																
0001				130		NG																
NOTES																						
FY14 SUB 1101 BK PLANS 365-72 NEW LOT 1																						
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							
201700301	02-03-2017	7	REMODEL	10,000	06-22-2017	100	06-22-2017	FIN BMT 14 X 18		06-20-2018			333	15	PERMIT VISIT							
201402085	07-03-2014	2	DWELLING	229,000	11-06-2014	100	11-06-2014	OC 11/6/2014 22		06-22-2017			317	15	PERMIT VISIT							
										01-26-2017			317	16	FIELDREV CHG							
										12-02-2016			317	3	MEAS+INSPCTD							
										11-07-2014	01		317	2	MEASURED							
										11-06-2014	01		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				25,007 SF	4.28	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.35	133,800	
Total Card Land Units							0.57	AC	Parcel Total Land Area:				0.57	Total Land Value							133,800	

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	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		102.95
Interior Floor 1	3	HARDWOOD	RCN		389,761
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2014
Heat Type	1	FORCED H/A	Effective Year Built		2017
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		4
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		96
Extra Kitchens			RCNLD		374,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	252		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	308	7.48	2014	70	0.00	GD	A	1.00	1,600
19	PATIO			L	180	5.75	2015	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,240		27.53	34,132
CFL	CATHEDRAL CE	110	110		141.38	15,552
FFL	1ST FLOOR	1,140	1,140		137.63	156,895
GAR	GARAGE	0	624		55.14	34,407
OPF	OPEN PORCH	0	432		13.70	5,918
SFL	2ND FLOOR	1,000	1,000		137.63	137,628
WDK	WOOD DECK	0	192		27.24	5,230
Ttl Gross Liv / Lease Area		2,250	4,738			389,761

