

Property Location

28 WINTERBERRY LN

Map ID

70/ 21/ 5/ /

Bldg Name

State Use

101

Vision ID

6879

Account #

7002

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:53:04

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BALBONI DANIEL J BALBONI DIEM Q 28 WINTERBERRY LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	376500	376,500												
						RES LAND	101	141900	141,900												
						RESIDNTL.	101	31600	31,600												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates 6/3/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_391916_2857722						Total 550,000 550,000															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BALBONI DANIEL J WINTERBERRY LLC LEMANSKI MICHAEL J JOSEPH S,		20307	0002	06-09-2014	Q	I	399,000	00	Year	Code	Assessed	Year	Code	Assessed							
		19684	0011	02-12-2013	U	V	400,000	1	2022	101	342,900	2021	101	327,900							
		00000	0000		U		0		101	127,700		101	118,300								
									101	2,600		101	1,300								
								Total	473,200	Total	447,500	Total	433,800								
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		Tracing		Batch															
0001				101		NG															
NOTES																					
FY14 SUB 1101 BK PLANS 365-72-NEW LOT 5																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
202101058	03-26-2021	11	POOL	90,675	06-22-2022	100	06-22-2022	15.6 X 40 PLUS SPA	06-22-2022		1	334	15	PERMIT VISIT							
201700955	04-07-2017	10	SHED	5,563	06-22-2017	100	06-22-2017	12X20	07-05-2021			334	15	PERMIT VISIT							
201502702	10-05-2015	54	FENCE	13,200		0			06-22-2017			317	15	PERMIT VISIT							
201303083	12-15-2013	2	DWELLING	182,665	06-02-2014	100	06-02-2014	OC 6/3/2014	06-02-2014			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				39,418 SF	2.88	1.250	8	LAND	1.00	NG	1.00			0		1.000	3.6	141,900
Total Card Land Units							0.90	AC	Parcel Total Land Area:				0.90	Total Land Value							141,900

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	101.74	
Interior Floor 1	3	HARDWOOD	RCN	396,327	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2013	
Heat Type	1	FORCED H/A	Effective Year Built	2016	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %	5	
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	95	
Extra Kitchens			RCNLD	376,500	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			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	240	7.48	2017	60	0.00	AV	A	1.00	1,100
21	PAVILLION/C	OB	Outbuildi	L	240	15.00	2021	70	0.00	GD	G	1.25	3,200
19	PATIO			L	144	5.75	2021	70	0.00	GD	G	1.25	700
11	POOL I-V	OB	Outbuildi	L	640	29.00	2022	70	0.00	GD	G	1.25	16,200
2	GAZEBO			L	143	18.00	2022	70	0.00	GD	G	1.25	2,300
19	PATIO			L	696	5.75	2022	70	0.00	GD	G	1.25	3,500
23	POOL HSE			L	143	36.80	2022	70	0.00	GD	G	1.25	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,144		26.72	30,569
CFL	CATHEDRAL CE	72	72		137.20	9,878
FFL	1ST FLOOR	1,080	1,080		133.49	144,167
GAR	GARAGE	0	562		53.44	30,035
HST	HALF STORY	341	682		66.74	45,520
OFF	OPEN PORCH	0	224		13.11	2,937
SFL	2ND FLOOR	960	960		133.49	128,149
WDK	WOOD DECK	0	192		26.42	5,073
Ttl Gross Liv / Lease Area		2,453	4,916			396,327

