

Property Location		28 WINDING BROOK LN		Map ID		72/ 37/ 13/ /		Bldg Name		State Use 101	
Vision ID		5250		Account #		5327		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 9:32:45 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ESTANISLAU PETER ESTANISLAU CAROLYN J 28 WINDING BROOK LANE EAST LONGMEADOW MA 01028 GIS ID F_391398_2854391		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	359800	359,800		
						RES LAND	101	156100	156,100		
						RESIDNTL.	101	4300	4,300		
SUPPLEMENTAL DATA						Total				520,200	520,200
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		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)								
ESTANISLAU PETER WOODBIDGE ESTATES INC		08723 00000	0098 0000	01-24-1994	U U	60,000 0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	101	337,200	2022	101	301,800	2021	101	288,900
									101	142,100		101	144,500		101	134,100
									101	3,800		101	3,800		101	3,800
Total								483,100		Total		450,100		Total		426,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	YEAR	Amount									Comm Int
									APPRAISED VALUE SUMMARY							
Total																
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card) 359,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,300 Appraised Land Value (Bldg) 156,100 Special Land Value 0 Total Appraised Parcel Value 520,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 520,200								
0001				101		NV										

NOTES										VISIT / CHANGE HISTORY					
SUB DIV #660										Date	Type	Is	Id	Cd	Purpose/Result
										05-03-2018			333	4	INFO AT DOOR
										09-14-2006			311	3	MEAS+INSPCTD
										02-02-2000			250	22	MAILER SENT
										01-12-2000			247	2	MEASURED
										11-09-1999			247	15	PERMIT VISIT
										12-31-1996			200	15	PERMIT VISIT
										04-05-1996			107	15	PERMIT VISIT

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							
89	05-24-1999	11	POOL	11,000					05-03-2018			333	4	INFO AT DOOR							
81	04-01-1994	MN	Manual Note	120,000				DWELLING	09-14-2006			311	3	MEAS+INSPCTD							
									02-02-2000			250	22	MAILER SENT							
									01-12-2000			247	2	MEASURED							
									11-09-1999			247	15	PERMIT VISIT							
									12-31-1996			200	15	PERMIT VISIT							
									04-05-1996			107	15	PERMIT 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				40,000 SF	3.12	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000		
1	101	ONE FAM	RA				0.010 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	100		
Total Card Land Units							0.93 AC	Parcel Total Land Area:							0.93	Total Land Value							156,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		105.45
Interior Floor 1	4	CARPET	RCN		433,495
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1994
Heat Type	3	FORCED H/W	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		17
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		83
Extra Kitchens	0		RCNLD		359,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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
09	POOL A-R	OB	Outbuildi	L	288	12.08	1999	70	0.00	GD	G	1.25	3,000
02	SHED/FR			L	120	12.00	2002	70	0.00	GD	G	1.25	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,541		25.01	63,554
EFP	ENCL PORCH	0	192		62.55	12,010
FFL	1ST FLOOR	2,520	2,520		125.11	315,269
GAR	GARAGE	0	550		50.04	27,523
OPF	OPEN PORCH	0	21		11.91	250
WDK	WOOD DECK	0	593		25.11	14,888
Ttl Gross Liv / Lease Area		2,520	6,417			433,495

