

Property Location

17 WINDHAM DR

Map ID

76/ 91/ 40/ /

Bldg Name

State Use

101

Vision ID

5464

Account #

5542

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:10:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BORELLO VINCENT F JR BORELLO SHELBY 17 WINDHAM DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	401300	401,300												
						RES LAND	101	153400	153,400												
						RESIDNTL.	101	20000	20,000												
		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_392026_2848801						Total				574,700	574,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BORELLO VINCENT F JR WELCH JAMES J PECK DAVID I TRUSTEE PECK DAVID I TRUSTEE PECK DAVID		21843	0388	09-01-2017	Q	I	457,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		07795	0341	08-30-1991	U	I	210,000	1	2023	101	368,700	2022	101	337,000	2021	101	308,300				
		07795	0326	08-30-1991	U	I	1	1F		101	138,000		101	140,200		101	129,900				
		07647	0473	02-28-1991	U	I	1	1L		101	19,400		101	19,400		101	19,400				
		07215	0155	07-12-1989	U	I	1	1A	Total		526,100	Total		496,600	Total		457,600				
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 Appraised BLDG. Value (Card) 401,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,000 Appraised Land Value (Bldg) 153,400 Special Land Value 0 Total Appraised Parcel Value 574,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 574,700												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			NV														
NOTES																					
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							
202002426	09-01-2020	7	REMODEL	40,000	07-20-2021	100	07-20-2021	NEW KITCHEN CAB	07-20-2021			400	3	MEAS+INSPCTD							
201903104	10-22-2019	10	SHED	7,000	06-24-2020	100	06-24-2020	12' X 20'	07-01-2021			334	15	PERMIT VISIT							
201203100	09-19-2012	7	REMODEL	12,000				MSTR BATH TOTAL	06-24-2020			334	15	PERMIT VISIT							
201201450	03-27-2012	GEN	GENERATOR	5,000					06-28-2013			317	15	PERMIT VISIT							
92	04-04-2006	11	POOL	29,000				18` X 40` INGROUND	07-06-2012			317	15	PERMIT VISIT							
184	09-01-1991	MN	Manual Note	7,000				FIN HOUSE	03-08-2007			311	15	PERMIT VISIT							
151	06-01-1989	MN	Manual Note	150,000				DWLG	06-15-2006			311	1	LEFT NOTICE							
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				32,082 SF	3.82	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.78	153,400
Total Card Land Units							0.74	AC	Parcel Total Land Area:				0.74	Total Land Value							153,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
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	
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	108.65	
Interior Floor 2	4	CARPET	RCN	472,122	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1989	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	4		Depreciation Code	GV	
Full Baths	2		Remodel Rating	03	
Half Baths	1		Year Remodeled	2020	
Extra Fixtures	4		Depreciation %	15	
Total Rooms	8		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	85	
Extra Kitchen St			RCNLD	401,300	
FBM Sqft	672		Dep % Ovr		
FBM Quality	1		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
11	POOL I-V	OB	Outbuildi	L	720	29.00	2006	70	0.00	GD	G	1.25	18,300
GEN	GENERATO			B	0	0.00	2001	85	1.00	AV	A	1.00	0
02	SHED/FR			L	240	12.00	2019	60	0.00	AV	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,344		28.43	38,207	
FFL	1ST FLOOR	1,344	1,344		142.03	190,894	
GAR	GARAGE	0	816		56.74	46,303	
OFP	OPEN PORCH	0	15		18.94	284	
SFL	2ND FLOOR	1,344	1,344		142.03	190,894	
WDK	WOOD DECK	0	196		28.26	5,539	
Ttl Gross Liv / Lease Area		2,688	5,059			472,122	

