

Property Location

18 WISTERIA LN

Map ID

40/ 35/ 3/ /

Bldg Name

State Use

101

Vision ID

6865

Account #

6988

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 2:11:36 P

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
BEDNARZ KELLY ANN CLARK MARK TIMOTHY 18 WISTERIA LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	413600	413,600										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	156100	156,100										
										RESIDNTL.	101	600	600										
		SUPPLEMENTAL DATA								Total				570,300		570,300							
GIS ID		F_385689_2846039		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates 2/20/2013 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)									
BEDNARZ KELLY ANN WINSECK KATIE E BEDROCK FINANCIAL LLC TRUSTEE, GOLDSTEIN MARIE L ESTATE OF,		22958 0480		11-18-2019		Q I		I		480,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		19708 0229		02-28-2013		Q I		I		420,000		00		2023	101	379,500	2022	101	345,500	2021	101	331,200	
		18715 0224		03-24-2011		U I		I		285,000		1V			101	141,700		101	144,100		101	133,700	
		00000 0000						U		0					101	400							
		Total												521,600		Total		489,600		Total		464,900	
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																					
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name				Tracing				Batch				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 413,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 156,100 Special Land Value 0 Total Appraised Parcel Value 570,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 570,300									
0001						101				NG													
NOTES																							
FY13 SUB DIV 1092-NEW PARCEL A-BK PLANS 362-74-SUB DIV FY13 1093 BK PLANS 363-2 (LOT 3). FY14 SUB 1100 - BK PLANS 365-92 NEW LOT 3R																							
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									
201202531	07-24-2012	2	DWELLING	187,000				OC 2/20/2013	12-01-2021			334	2	MEASURED									
									03-15-2013			317	2	MEASURED									
									02-19-2013			400	25	OC VISIT									
									02-19-2013			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				39,920 SF	3.13	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.91	156,100		
Total Card Land Units							0.92	AC	Parcel Total Land Area: 0.92							Total Land Value							156,100

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		111.14
Interior Floor 2	4	CARPET	RCN		439,948
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2012
AC Type	03	FULL	Effective Year Built		2015
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	6	
Total Rooms	7		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	94	
Extra Kitchen St			RCNLD	413,600	
FBM Sqft			Dep % Ovr		
FBM Quality			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
02	SHED/FR			L	80	12.00		60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,171		28.61	33,501	
CFL	CATHEDRAL CE	180	180		147.14	26,486	
FFL	1ST FLOOR	991	991		143.17	141,877	
GAR	GARAGE	0	580		57.27	33,214	
OPF	OPEN PORCH	0	50		14.32	716	
SFL	2ND FLOOR	962	962		143.17	137,725	
TQS	3/4 STORY	432	576		107.37	61,848	
WDK	WOOD DECK	0	162		28.28	4,581	
Ttl Gross Liv / Lease Area		2,565	4,672			439,948	

