

State Use 101
Print Date 11/22/2024 12:22:52

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
ESTANISLAU PETER ESTANISLAU CAROLYN J 28 WINDING BROOK LANE EAST LONGMEADOW MA 01028 GIS ID F_391398_2854391												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		390300		390,300																
												RES LAND		101		156100		156,100																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		4300		4,300																
				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#																														
														Total		550,700		550,700																
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		V		60,000 0		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed		
																2024		101		359,800		2023		101		337,200		2022		101		301,800		
																		101		156,100				101		142,100				101		144,500		
																		101		4,300				101		3,800				101		3,800		
														Total		520,200		Total		483,100		Total		450,100										
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																		
Year		Code		Description		Amount		Code		Description		YEAR		Amount														Comm Int						
																		APPRAISED VALUE SUMMARY																
																		Appraised BLDG. Value (Card) 390,300																
																		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 550,700																
																		Valuation Method C																
																		Adjustment																
																		Net Total Appraised Parcel Value 550,700																
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						
B-24-505		08-07-2024		62		SOLAR		25,568				0				34 PANELS		05-03-2018						333		4		INFO AT DOOR						
B-24-454		07-18-2024		62		SOLAR		80,740				0				26 PANELS		09-14-2006						311		3		MEAS+INSPCTD						
89		05-24-1999		11		POOL		11,000										02-02-2000						250		22		MAILER SENT						
81		04-01-1994		MN		Manual Note		120,000								DWELLING		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	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor		
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		115.19
Interior Floor 2	3	HARDWOOD	RCN		470,281
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1994
AC Type	03	FULL	Effective Year Built		2004
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %		17
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		390,300
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	1		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
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		27.13	68,947	
EFP	ENCL PORCH	0	192		67.86	13,029	
FFL	1ST FLOOR	2,520	2,520		135.72	342,022	
GAR	GARAGE	0	550		54.29	29,859	
OPF	OPEN PORCH	0	21		12.93	271	
WDK	WOOD DECK	0	593		27.24	16,151	
Ttl Gross Liv / Lease Area		2,520	6,417			470,281	

