Property Location 102 COUNTRY CLUB DR | Map ID 57/ 5/ 51/ / | Bldg Name | State Use 101
Vision ID 4364 | Account # 4433 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-21-2025 9:18:39 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
WANIEWSKI MICHAEL A				
WANIEWSKI CAROL R	**TOPO WET**	**EASEMENT**	**TRAFFIC**	**CORNER**
102 COUNTRY CLUB DR				
	DRAINAGE		**VIEW**	**COMMUNITY**
EAST LONGMEADOW MA 01028				

GIS ID F_388810_2839508

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	498100	498,100
RES LAND	101	156200	156,200
Total		654,300	654,300

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WANIEWSKI MICHAEL A	11019	0586	11-30-1999	U	I	370,000	
RINKEWICH ROBERT + RINKEWICH,	08823	0587	05-06-1994	U	V	72,000	
SOUTH MEADOWS INC	06343	0440	12-30-1986	U	I	1	1B
BARIBEAU ROLAND J +	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	465,900	2024	101	430,700	2023	101	405,100
	101	156,200		101	156,200		101	142,200
	Total	622,100		Total	586,900		Total	547,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	498,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	156,200
Special Land Value	0
Total Appraised Parcel Value	654,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	654,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-25-428	07-21-2025	7	REMODEL	33,442		0		BATHROOM - INST
B-23-555	08-08-2023	62	SOLAR	20,530	06-07-2024	0		8-11-2023 OWNER
202202353	07-19-2022	12	REROOF	23,390	07-03-2023	100	07-03-2023	
201602550	09-21-2016	91	INSULATION	3,400		0		
132	05-01-1994	MN	Manual Note	225,000				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-07-2024			450	15	PERMIT VISIT
07-03-2023			334	15	PERMIT VISIT
07-10-2019			334	2	MEASURED
01-27-2012			317	16	FIELDREV CHG
11-14-2008			317	14	INSPECTED
10-31-2008			317	2	MEASURED
04-16-2002			274	14	INSPECTED

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	RAA				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	RAA				0.030	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	200
						Total Card Land Units	0.95	AC	Parcel Total Land Area:			0.95										Total Land Value	156,200

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Vision ID 4364 | Account # 4433 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-21-2025 9:18:40 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.50	2 1/2 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	7	BRICK
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	3	
Half Baths	1	
Extra Fixtures	4	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

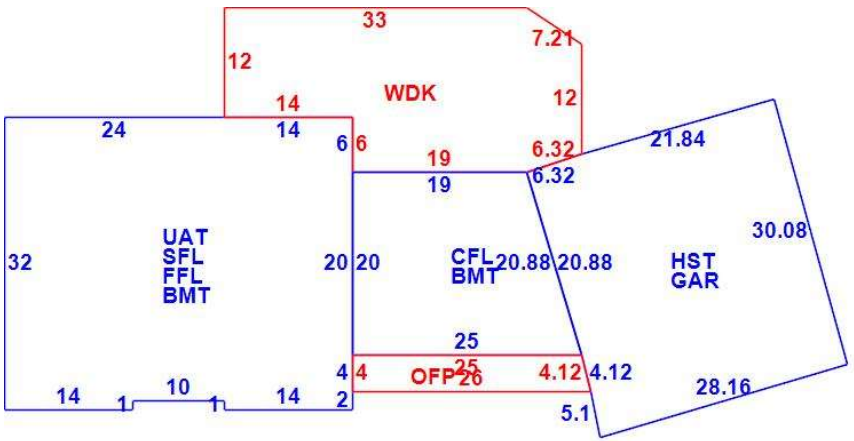
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	108.65
RCN	600,128
Net Other Adj	
Year Built	1994
Effective Year Built	2008
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	83
RCNLD	498,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,646		27.74	45,662
CFL	CATHEDRAL CE	440	440		142.89	62,872
FFL	1ST FLOOR	1,206	1,206		138.79	167,381
GAR	GARAGE	0	843		55.48	46,772
HST	HALF STORY	422	843		69.48	58,569
OFP	OPEN PORCH	0	102		13.61	1,388
SFL	2ND FLOOR	1,206	1,206		138.79	167,381
UAT	UNFIN ATTC	0	1,206		27.73	33,448
WDK	WOOD DECK	0	600		27.76	16,655
	Ttl Gross Liv / Lease Area	3,274	8,092			600,128