Property Location 16 WINDHAM DR | Map ID 76/ 87/ 3/ / | Bldg Name | State Use 101
Vision ID 5460 | Account # 5538 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 9:11:58 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
HALA THERESA M				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
16 WINDHAM DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

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#

GIS ID F_392255_2848619

1006

EAST LONGMEADOW

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	353600	353,600
RES LAND	101	157400	157,400
Total		511,000	511,000

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HALA THERESA M	22397	0235	10-11-2018	U	I	0	1A
HALA JOSEPH A	08171	0127	09-16-1992	U	V	75,000	
P W B + T INC	07595	0064	11-28-1990	U	I	1	1L
PECK ARNOLD	06792	0223	03-31-1988	U	I	2,890,000	1
CJBUILDERS	06298	0122	11-21-1986	U	I	1	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	330,500	2024	101	305,200	2023	101	283,600
	101	157,400		101	157,400		101	143,400
	Total	487,900		Total	462,600		Total	427,000

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)	353,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	157,400
Special Land Value	0
Total Appraised Parcel Value	511,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	511,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
264	09-01-1992	MN	Manual Note	90,000				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-26-2018			333	2	MEASURED
06-15-2006			311	2	MEASURED
02-24-2000			247	14	INSPECTED
12-22-1999			247	2	MEASURED
03-01-1994			105	15	PERMIT VISIT
02-11-1993			131	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				0.200	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	1,400
						Total Card Land Units	1.12	AC	Parcel Total Land Area:	1.12												Total Land Value	157,400

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
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		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	1	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	8	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	496	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	1	

CONSTRUCTION DETAIL (CONTINUED)

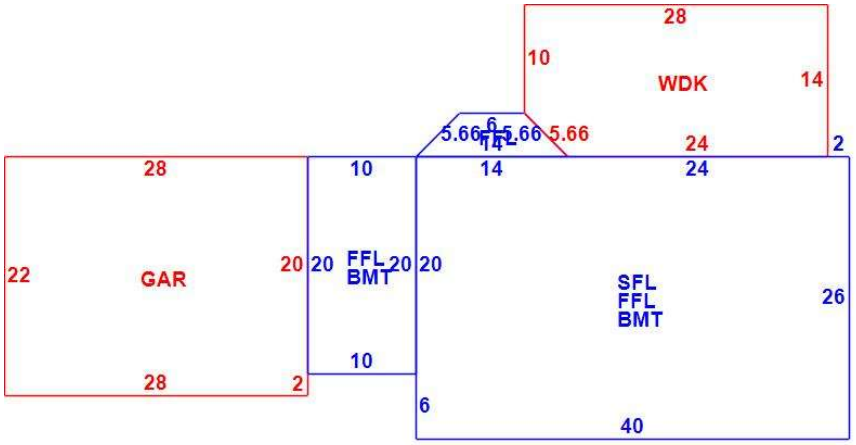
Element	Cd	Description
Central Vac	0	NO
Basement Floor		
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	132.76
RCN	459,269
Net Other Adj	
Year Built	1992
Effective Year Built	2002
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	77
RCNLD	353,600
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	1,240		31.77	39,398
FFL	1ST FLOOR	1,280	1,280		158.86	203,343
GAR	GARAGE	0	616		63.44	39,080
SFL	2ND FLOOR	1,040	1,040		158.86	165,216
WDK	WOOD DECK	0	384		31.86	12,232
	Ttl Gross Liv / Lease Area	2,320	4,560			459,269