

Property Location: 45 WINDSOR LN
Vision ID: 6663

Account #6774

MAP ID:31/ 60/ 6/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2015 09:34

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
RIZZO VINCENT R RIZZO KIMBERLY D 45 WINDSOR LN EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL. RES LAND		101 101						332,200 137,800		332,200 137,800							
SUPPLEMENTAL DATA																												
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_381037_2843364				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
RIZZO VINCENT R DAVIS JOHN + STEPHEN A DAVIS,TR ASM + CO INC				19913/ 292 09348/ 0266 0/ 0		07/10/2013 12/27/1995		U U U	V V U	80,000 745,000 0		1U N	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2015	101	332,200		2014	L	144,700		2013	L	140,700					
													2015	101	137,800													
													Total:		470,000		Total:		144,700		Total:		140,700					
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)332,200 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)137,800 Special Land Value0 Total Appraised Parcel Value470,000 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value470,000														
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.																
Total:																												
ASSESSING NEIGHBORHOOD																												
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch														
0001/A										130				NV														
NOTES																												
TAKEN FROM 20-7-0.-SUB995 PHASE X																												
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								
201302391		07/24/2013		2	DWELLING		300,000			0	12/13/2013		OC 12/13/2013 3140SF		04/25/2014 12/13/2013	01		317 317	15 25	PERMIT VISIT OC VISIT								
LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value				
1	101	ONE FAM			MULT				40,000	SF	2.20	1.5400	9	1.0000	1.00	NV	1.00			Spec Use	Spec Calc	1.00		3.39	135,600			
1	101	ONE FAM			MULT				0.32	AC	7,000.00	1.0000	0	1.0000	1.00	NV	1.00					1.00	7,000.00	2,200				
Total Card Land Units:									1.24	AC	Parcel Total Land Area:									1.24	AC	Total Land Value:						137,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	B		GOOD	FBM Sqft				
Stories	2			Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				89.73
Interior Floor 2								
Heat Fuel	1		OIL					
Heat Type	1		FORCED H/A					
AC Type	03		FULL	Replace Cost				335,603
Bedrooms	4		GOOD	AYB				2013
Full Baths	2			EYB				2013
Half Baths	1			Dep Code				GD
Extra Fixtures	3			Remodel Rating				1
Total Rooms	8			Year Remodeled				
Bath Style	G			Dep %				
Kitchen Style	G			Functional ObsInc				
Kitchens	1			External ObsInc				1
Extra Kitchens	0			Cost Trend Factor				
Frame	1			Condition				
Basement Floor	12	% Complete						
Bsmt Garage		WOOD		Overall % Cond				99
Units	1			Apprais Val				332,200
WS Flues				Dep % Ovr				0
FBM Quality				Dep Ovr Comment				0
Fireplaces	1			Misc Imp Ovr				
			Misc Imp Ovr Comment				0	
			Cost to Cure Ovr					
			Cost to Cure Ovr Comment					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,392		17.92	24,946	
FFL	1ST FLOOR	1,392	1,392		89.73	124,909	
GAR	GARAGE	0	768		35.87	27,548	
HST	HALF STORY	384	768		44.87	34,458	
OFP	OPEN PORCH	0	24		7.48	179	
SFL	2ND FLOOR	1,260	1,260		89.73	113,064	
TQS	3/4 STORY	117	156		67.30	10,499	
Ttl. Gross Liv/Lease Area:		3,153	5,760	3,740		335,603	

