

Property Location: 39 POWDER HILL RD

Account #768

MAP ID: 16/ 22/ 15/ /

Bldg Name:

1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 11:49

VISION

ROSSO THOMAS D

ROSSO JUDITH A

39 POWDER HILL RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

1

TYPCL

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

164,900

164,900

RES LAND

101

85,800

85,800

RESIDENTL.

101

400

400

Total

251,100

251,100

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

ROSSO THOMAS D

03694/ 0255

05/25/1972

U

1

0

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

154,500

2017

101

152,800

2016

101

151,100

2018

101

85,800

2017

101

83,800

2016

101

81,500

2018

101

400

2017

101

400

2016

101

400

Total:

240,700

Total:

237,000

Total:

233,000

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

Appraised Bldg. Value (Card)

164,900

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

400

Appraised Land Value (Bldg)

85,800

Special Land Value

0

Total Appraised Parcel Value

251,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

251,100

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

201701979

07/07/2017

62

SOLAR

6,776

05/22/2018

100

05/22/2018

SOLAR ON FRONT

05/22/2018

400

15

PERMIT VISIT

218

07/27/2011

12

REROOF

11,235

0

04/20/2012

317

15

PERMIT VISIT

261

09/01/1994

MN

Manual Note

6,000

0

PORCH

06/03/2004

319

14

INSPECTED

113

05/01/1993

MN

Manual Note

28,000

0

ADD FMY RM

04/01/2004

250

22

MAILER SENT

02/17/2004

311

2

MEASURED

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

RB

19,821

SF

4.33

1.0000

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

4.33

85,800

Total Card Land Units:

0.46

AC

Parcel Total Land Area:

0.46

AC

Total Land Value:

85,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
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	4		CARPET	Adj. Base Rate:			96.63
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	4			Replace Cost			225,932
Full Baths	2			AYB			1972
Half Baths	0			EYB			1991
Extra Fixtures	0			Dep Code			GD
Total Rooms	8			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %			27
Kitchens	1			Functional ObsInc			
Extra Kitchens	0			External ObsInc			
Frame	1		WOOD	Cost Trend Factor			1
Basement Floor	12		CONCRETE	Condition			
Bsmt Garage	1			% Complete			
Units	1			Overall % Cond			73
WS Flues				Apprais Val			164,900
FBM Quality				Dep % Ovr			0
Fireplaces	1			Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				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
02	SHED/FR			L	96	7.48	1998	A		FR	50	400
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1991		1		100	0

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BMT	BASEMENT	0	960		19.33	18,554
CFL	CATHEDRAL CE	396	396		99.56	39,427
FFL	1ST FLOOR	960	960		96.63	92,769
OFP	OPEN PORCH	0	336		9.78	3,286
TQS	3/4 STORY	720	960		72.48	69,577
WDK	WOOD DECK	0	168		13.80	2,319

<i>Ttl. Gross Liv/Lease Area:</i>		2,076	3,780	2,338		225,932

