

Property Location 47 WINDSOR LN

Vision ID 6662

Map ID 31/ 59/ 5/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Account # 6773

Print Date 12/20/2019 8:05:00 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SANTANIELLO RALPH L SANTANIELLO AJA M 47 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	350600	350,600												
						RES LAND	101	134000	134,000												
						RESIDNTL.	101	16000	16,000												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates 4/23/2013 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_380926_2843506						Total				500,600	500,600										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
SANTANIELLO RALPH L DAN ROULIER + ASSOCIATES INC, DAVIS JOHN + STEPHEN A DAVIS, TRUSTEE ASM + CO INC		19803	0104	05-02-2013	U	I	454,558	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		19545	0032	11-15-2012	U	I	85,000	1B	2019	101	341,000	2018	101	324,200	2017	101	313,900				
		09348	0266	12-27-1995	U	V	745,000	1		101	130,000		101	130,000		101	140,000				
		0000	0000		U		0			101	16,000		101	16,000		101	16,000				
								Total		487000	Total		470200	Total		469900					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int													
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		NV													
NOTES																					
TAKEN FROM 20-7-0.-SUB DIV 995-PHASE X-WAS FORMERLY KNOW AS PEMBROKE TR																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201402688	10-17-2014	11	POOL	18,000	03-20-2015	100	03-20-2015	43X28X20 (L-SHAP	03-20-2015			317	15	PERMIT VISIT							
201203476	11-26-2012	2	DWELLING	300,000				OC 4/23/2013 301	04-23-2013			400	25	OC 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	MULT				40,000 SF	2.39	1.400	9	LAND	1.00	NV	1.00			0		1.000	3.35	134,000
1	101	ONE FAM	MULT				0.000 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000.00	0
Total Card Land Units							0.918 AC	Parcel Total Land Area: 0.9183							Total Land Value					134,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		76.73
Interior Floor 1	3	HARDWOOD	RCN		372,988
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2012
Heat Type	1	FORCED H/A	Effective Year Built		2012
AC Type	03	FULL	Depreciation Code		
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		94
Extra Kitchens	0		RCNLD		350,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
11	POOL I-V	OB	Outbuildi	L	632	29.00	2014	70	0.00	GD	G	1.25	16,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,272		21.68	27,572
CFL	CATHEDRAL CE	102	102		111.75	11,398
FFL	1ST FLOOR	1,170	1,170		108.55	127,007
GAR	GARAGE	0	800		43.42	34,737
HST	HALF STORY	400	800		54.28	43,421
OPF	OPEN PORCH	0	15		14.47	217
SFL	2ND FLOOR	1,185	1,185		108.55	128,635
Ttl Gross Liv / Lease Area		2,857	5,344	3,436		372,988

