

Property Location

45 WINDSOR LN

Map ID

31/ 60/ 6/ /

Bldg Name

State Use

101

Vision ID

6663

Account #

6774

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/20/2019 8:05:11 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
RIZZO VINCENT R RIZZO KIMBERLY D 45 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		369900		369,900																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		136200		136,200																							
		SUPPLEMENTAL DATA																																					
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total								506,100		506,100																			
GIS ID		F_381037_2843364																																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
MORGAN ELIZABETH RIZZO VINCENT R DAVIS JOHN + STEPHEN A DAVIS,TR ASM + CO INC				22713		589		06-18-2019		Q		I		515,000		00		Year		Code		Assessed		Year		Code		Assessed											
				19913		0292		07-10-2013		U		V		80,000		1		2019		101		359,700		2018		101		354,500		2017		101		336,000					
				09348		0266		12-27-1995		U		V		745,000		1				101		132,200				101		132,200		142,200									
				0000		0000				U				0																									
																Total		491900				Total		486700		Total		478200											
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						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											
201902681		08-15-2019		91		INSULATION		5,951				0						04-25-2014						317		15		PERMIT VISIT											
201302391		07-24-2013		2		DWELLING		300,000				0		12-13-2013		OC 12/13/2013 3		12-13-2013		01				317		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								0.320 AC		7,000.00		1.000		0				1.00		NV		1.00				0		1.000		7,000.00		2,200	
Total Card Land Units														1.238		AC		Parcel Total Land Area:				1.2383				Total Land Value										136,200			

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		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	72.20	
Interior Floor 2			RCN	381,368	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	3	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	97	
Extra Kitchen St			RCNLD	369,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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	1,392		20.36	28,348	
FFL	1ST FLOOR	1,392	1,392		101.97	141,942	
GAR	GARAGE	0	768		40.76	31,305	
HST	HALF STORY	384	768		50.99	39,157	
OPF	OPEN PORCH	0	24		8.50	204	
SFL	2ND FLOOR	1,260	1,260		101.97	128,482	
TQS	3/4 STORY	117	156		76.48	11,931	
Ttl Gross Liv / Lease Area		3,153	5,760	3,740		381,368	

