

Property Location

39 WINDSOR LN

Map ID

31/ 68/ 3R/ /

Bldg Name

State Use

101

Vision ID

6627

Account #

6738

Bldg #

1

Sec #

1 of 1

Card #

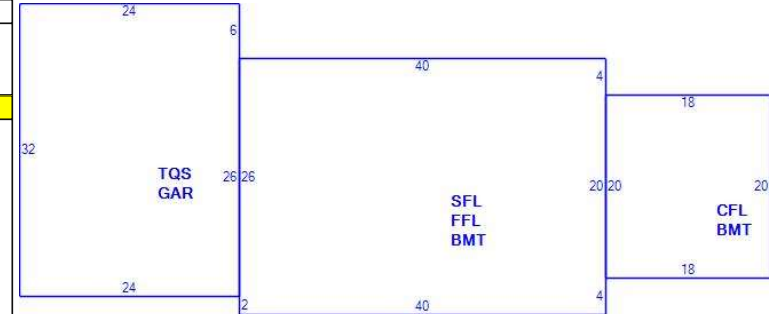
1 of 1

Print Date

11-04-2020 12:24:25

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GURUNG PUNCHO MAGAUAN CLAIRE E 39 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	429100	429,100												
						RES LAND	101	145100	145,100												
						RESIDNTL.	101	1200	1,200												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates 12/3/2012 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_381020_2842870						Total		575,400	575,400												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
GURUNG PUNCHO ROULIER DAN + ASSOCIATES INC, DAVIS JOHN + STEPHEN A DAVIS,TRUSTEE ASM + CO INC		19594	0386	12-14-2012	U	I	606,890	1	Year	Code	Assessed	Year	Code	Assessed							
		19594	0380	12-14-2012	U	I	115,000	1B	2020	101	416,800	2019	101	406,200							
		09348	0266	12-27-1995	U	V	745,000	1		101	145,100		101	141,100							
		0000	0000		U		0			101	1,200		101	1,200							
								Total	563100	Total	548500	Total	541500								
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									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 429,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 145,100 Special Land Value 0 Total Appraised Parcel Value 575,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 575,400												
Nbhd	Nbhd Name		B	Tracing		Batch															
0001				101		NV															
NOTES																					
AREA PER SURVEY FY 86 95 SALE INCLUDES 20-7-0, 18-35-0,18-34-0,19-10-0 -SUB 924-47.845 AC. TAKEN FROM 20-7-0. - SUB DIV 972 PHASE IX-FY2010 SUB DIV 1049 - (BOOK OF PLANS BK 352 P36) FY 10 ATB DENIED-CHG FROM ROCKINGHAM TO 39									WINDSOR LN-OK'D BY PLANNING BD												
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							
201202927	08-28-2012	2	DWELLING	400,000				OC 12/3/2012 82X	11-30-2012			317	3	MEAS+INSPCTD							
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				1.590 AC	7,000	1.000	0		1.00	NV	1.00			0		1.000	7,000	11,100
Total Card Land Units							2.508 AC	Parcel Total Land Area: 2.5083							Total Land Value					145,100	

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	8	PLYWD PANL	Adj Base Rate		76.03
Interior Floor 1	3	HARDWOOD	RCN		451,641
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2012
Heat Type	1	FORCED H/A	Effective Year Built		2013
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		5
Extra Fixtures	4		Functional Obsol		
Total Rooms	9		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		95
Extra Kitchens	0		RCNLD		429,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1184		Dep Ovr Comment		
FBM Quality	4		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
19	PATIO			L	245	5.75	2012	70	0.00	GD	G	1.25	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,480		23.83	35,273
CFL	CATHEDRAL CE	360	360		122.81	44,211
FFL	1ST FLOOR	1,120	1,120		119.17	133,466
GAR	GARAGE	0	768		47.64	36,584
SFL	2ND FLOOR	1,120	1,120		119.17	133,466
TQS	3/4 STORY	576	768		89.37	68,640
Ttl Gross Liv / Lease Area		3,176	5,616	3,790		451,641

