

Property Location 31 WINDSOR LN		Map ID 20/ 35/ 4/ 1		Bldg Name		State Use 101	
Vision ID 6639		Account # 6750		Bldg # 1		Print Date 11-04-2020 12:26:15	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
RAVOSA MICHAEL D RAVOSA THERESAA 31 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	419900	419,900		
						RES LAND	101	132900	132,900		
						RESIDNTL.	101	2600	2,600		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID F_380582_2842920						Total				555,400	555,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RAVOSA MICHAEL D DAVIS JOHN + STEPHEN A, ASM + CO INC		16622	0004	04-12-2007	U	V	100,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09348	0266	12-27-1995	U	V	745,000		2020	101	402,800	2019	101	392,000	2018	101	399,100
		0000	0000		U		0			101	132,900		101	128,800		101	128,800
										101	2,600		101	2,600		101	2,600
		Total						Total		538300	Total		523400	Total		530500	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 419,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,600 Appraised Land Value (Bldg) 132,900 Special Land Value 0 Total Appraised Parcel Value 555,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 555,400									
Total		0.00																

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	NV	

NOTES									
AREA PER SURVEY FY 86 95 SALE INCLUDES TO ATB HEARING 20-7-0, 18-35-0,18-34-0,19-10-0 -SUB 924-47.845 AC. TAKEN FROM 20-7-0.-SUB DIV 971 PHASE VIII (08 PERMIT = 74` X 53` COLONIAL W/ATTACHED THREE CAR GARAGE).-FY11 ABT DENIED/SETTLED PRIOR									

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	
201103042 61	12-09-2011 03-11-2008	9 2	ALTERATION DWELLING	8,000 207,200				ENTRY DOOR NVC OC 10/28/2008 S	06-01-2012 04-26-2011 12-11-2009 12-11-2009 12-03-2009 10-31-2008			317 250 317 317 317 317	15 24 15 14 15 2	PERMIT VISIT ABATEMENT VI PERMIT VISIT INSPECTED PERMIT VISIT MEASURED	

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	RA				37,656 SF	2.52	1.400	9	LAND	1.00	NV	1.00			0		1.000	3.53	132,900		
Total Card Land Units							0.864	AC	Parcel Total Land Area: 0.8645							Total Land Value							132,900

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	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		70.72
Interior Floor 1	3	HARDWOOD	RCN		451,464
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2008
Heat Type	1	FORCED H/A	Effective Year Built		2011
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		7
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	V	V GOOD	Overall % Condition		93
Extra Kitchens	0		RCNLD		419,900
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	1	YES	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	513	5.75	2009	70	0.00	GD	G	1.25	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,838		20.39	37,478
CFL	CATHEDRAL CE	556	556		104.96	58,355
FFL	1ST FLOOR	1,282	1,282		101.84	130,561
GAR	GARAGE	0	724		40.79	29,534
HST	HALF STORY	98	196		50.92	9,980
OPF	OPEN PORCH	0	180		10.18	1,833
SFL	2ND FLOOR	1,804	1,804		101.84	183,722
Ttl Gross Liv / Lease Area		3,740	6,580	4,433		451,464

