

Property Location

51 WINDSOR LN

Map ID

31/ 53/ 7/ /

Bldg Name

State Use

101

Vision ID

6646

Account #

6757

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:27:20

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ROSARIO HECTOR L ROSARIO HILDA 51 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	380400	380,400												
						RES LAND	101	129200	129,200												
						RESIDNTL.	101	800	800												
		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_380750_2843456						Total				510,400	510,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ROSARIO HECTOR L DAVIS JOHN + STEPHEN A, ASM + CO INC		16164	0187	08-29-2006	U	V	90,000	1P	Year	Code	Assessed	Year	Code	Assessed							
		09348	0266	12-27-1995	U	V	745,000	1	2020	101	366,700	2019	101	357,800							
		0000	0000		U		0		101	129,200		101	125,800								
									101	800		101	800								
								Total		496700	Total		484400	Total	464600						
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) 380,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 129,200 Special Land Value 0 Total Appraised Parcel Value 510,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 510,400										
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		NV													
NOTES																					
SUB DIV 971 PHASE VIII FROM 20-7-0 BMT 90% FINISHED																					
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						
201203034	09-06-2012	7	REMODEL	2,000				40X40 FIN BMT W/		04-04-2014			317	15	PERMIT VISIT						
201203033	09-06-2012	20	WOOD STOVE	0				EXISTING FLUE		06-14-2013			317	3	MEAS+INSPCTD						
339	10-01-2006	2	DWELLING	156,900				OC 3/20/2007 SEE		06-14-2013			317	15	PERMIT VISIT						
										06-14-2013			317	15	PERMIT VISIT						
										06-05-2013			105	1	LEFT NOTICE						
										03-16-2007			311	14	INSPECTED						
										03-01-2007			311	2	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				31,069 SF	2.97	1.400	9	LAND	1.00	NV	1.00			0		1.000	4.16	129,200
Total Card Land Units							0.713	AC	Parcel Total Land Area:				0.7132	Total Land Value							129,200

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	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	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		83.88
Interior Floor 1	3	HARDWOOD	RCN		413,494
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2006
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		8
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		92
Extra Kitchens	1		RCNLD		380,400
Extra Kitchen St	A	AVERAGE	Dep % Ovr		
FBM Sqft	1296		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
02	SHED/FR			L	160	7.48	2010	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,440		25.01	36,010	
FFL	1ST FLOOR	1,440	1,440		125.04	180,052	
GAR	GARAGE	0	576		49.93	28,758	
HST	HALF STORY	288	576		62.52	36,010	
OPF	OPEN PORCH	0	240		12.50	3,001	
PAT	PATIO	0	576		6.30	3,626	
SFL	2ND FLOOR	1,008	1,008		125.04	126,036	
Ttl Gross Liv / Lease Area		2,736	5,856	3,307		413,494	

