

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

11-04-2020 12:29:51

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MORGAN ELIZABETH BASHEIN DAVID 45 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	386300	386,300												
						RES LAND	101	136200	136,200												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA				Total				522,500	522,500										
GIS ID F_381037_2843364		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
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	2020	101	369,900	2019	101	359,700							
		09348	0266	12-27-1995	U	V	745,000	1		101	136,200	2018	101	132,200							
		0000	0000		U		0														
								Total		506100	Total		491900	Total	486700						
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) 386,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 136,200 Special Land Value 0 Total Appraised Parcel Value 522,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 522,500												
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	1.000	0		1.00	NV	1.00			0		1.000	7,000	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	76.81	
Interior Floor 2			RCN	402,403	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2014	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	4	
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	96	
Extra Kitchen St			RCNLD	386,300	
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		21.49	29,911
FFL	1ST FLOOR	1,392	1,392		107.59	149,771
GAR	GARAGE	0	768		43.01	33,031
HST	HALF STORY	384	768		53.80	41,316
OPF	OPEN PORCH	0	24		8.97	215
SFL	2ND FLOOR	1,260	1,260		107.59	135,569
TQS	3/4 STORY	117	156		80.70	12,589
Ttl Gross Liv / Lease Area		3,153	5,760	3,740		402,403

