

Property Location

39 POWDER HILL RD

Map ID

16/ 22/ 15/ /

Bldg Name

State Use

101

Vision ID

746

Account #

768

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:28:31

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
ROSSO THOMAS D ROSSO JUDITH A 39 POWDER HILL RD EAST LONGMEADOW MA 01028 GIS ID F_377294_2850420		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		176600		176,600																							
										RES LAND		101		88400		88,400																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		400																							
SUPPLEMENTAL DATA										Total								265,400		265,400																			
		Alt Prcl ID		Received																																			
		SP Permit		NIA																																			
		Chapter Land		Field 8																																			
		OC Dates		Field 9																																			
		In+Ex FY		Field 10																																			
		Mailed		Assoc Pid#																																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
ROSSO THOMAS D		03694 0255		05-25-1972		U		I		0				Year		Code		Assessed		Year		Code		Assessed															
														2020		101		169,600		2019		101		164,900															
																101		88,400				101		85,800															
																101		400				101		400															
												Total		258400		Total		251100		Total		240700																	
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) 176,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 88,400 Special Land Value 0 Total Appraised Parcel Value 265,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 265,400																									
Nbhd		Nbhd Name		B		Tracing		Batch																															
0001						101		MA																															
NOTES																																							
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											
201701979		07-07-2017		62		SOLAR		6,776		05-22-2018		100		05-22-2018		SOLAR ON FRONT		05-22-2018						400		15		PERMIT VISIT											
218		07-27-2011		12		REROOF		11,235										04-20-2012						317		15		PERMIT VISIT											
261		09-01-1994		MN		Manual Note		6,000								PORCH		06-03-2004						319		14		INSPECTED											
113		05-01-1993		MN		Manual Note		28,000								ADD FMY RM		04-01-2004						250		22		MAILER SENT											
																		02-17-2004						311		2		MEASURED											
																		01-17-1995						107		15		PERMIT VISIT											
																		01-26-1994						105		15		PERMIT 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		RB								19,821 SF		4.46		1.000		5		LAND		1.00		MA		1.00				0		1.000		4.46		88,400	
Total Card Land Units														0.455		AC		Parcel Total Land Area:		0.4550		Total Land Value														88,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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	4	CARPET	Adj Base Rate	91.88	
Interior Floor 2	3	HARDWOOD	RCN	245,267	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1972	
AC Type	03	FULL	Effective Year Built	1990	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	28	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	72	
Extra Kitchen St			RCNLD	176,600	
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
02	SHED/FR		L	96	7.48	1998	50	0.00	FR	A	1.00		400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1991	72	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		20.98	20,142	
CFL	CATHEDRAL CE	396	396		108.08	42,801	
FFL	1ST FLOOR	960	960		104.90	100,708	
OPF	OPEN PORCH	0	336		10.62	3,567	
TQS	3/4 STORY	720	960		78.68	75,531	
WDK	WOOD DECK	0	168		14.99	2,518	
Ttl Gross Liv / Lease Area		2,076	3,780	2,338		245,267	

