

Property Location 39 WINDSOR LN		Map ID 31/ 68/ 3R/ /		Bldg Name		State Use 101	
Vision ID 6627		Account # 6738		Bldg # 1		Print Date 12-13-2022 12:16:26	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GURUNG PUNCHO MAGAUAN CLARE E 39 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDENTL.	101	489900	489,900		
						RES LAND	101	153100	153,100		
						RESIDENTL.	101	1900	1,900		
		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 644,900 644,900					

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	2022	101	446,500	2021	101	429,100	
		09348	0266	12-27-1995	U	V	745,000	1		101	155,500		101	145,100	
		00000	0000		U		0			101	1,200		101	1,200	
								Total		603,200	Total		575,400	Total	563,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
0001		101	NV

NOTES			
SUB DIV 972 PHASE IX- FY10 SUB DIV 1049 (BOOK OF PLANS BK 352 P36)		WINDSOR LN-OK'D BY PLANNING BD	
CHG FROM ROCKINGHAM TO 39			

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	12-01-2021 11-30-2012		0	334 317	3 3	MEAS+INSPCTD 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	2.84	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.55	142,000	
1	101	ONE FAM	MULT				1.590 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	11,100	
Total Card Land Units							2.51 AC	Parcel Total Land Area: 2.51							Total Land Value							153,100

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	
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	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	89.45	
Interior Floor 2			RCN	521,141	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2012	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %	6	
Total Rooms	9		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	94	
Extra Kitchen St			RCNLD	489,900	
FBM Sqft	1184		Dep % Ovr		
FBM Quality	5		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
19	PATIO			L	245	5.75	2012	70	0.00	GD	G	1.25	1,200
02	SHED/FR			L	160	7.48		60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,480		27.40	40,551	
CFL	CATHEDRAL CE	360	360		141.18	50,826	
FFL	1ST FLOOR	1,120	1,120		137.00	153,438	
GAR	GARAGE	0	768		54.76	42,058	
PAT	PATIO	0	288		6.66	1,918	
SFL	2ND FLOOR	1,120	1,120		137.00	153,438	
TQS	3/4 STORY	576	768		102.75	78,911	
Ttl Gross Liv / Lease Area		3,176	5,904			521,141	

