

Property Location

41 WINDSOR LN

Map ID

31/ 54/ 4R/ /

Bldg Name

State Use

101

Vision ID

6628

Account #

6739

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:16:38

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
FOLLETT STEVEN S FOLLETT CAITLIN C 41 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	333200	333,200											
						RES LAND	101	146600	146,600											
						RESIDNTL.	101	19500	19,500											
		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_381024_2843105						Total 499,300 499,300														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
FOLLETT STEVEN S DAVIS JOHN + STEPHEN A DAVIS,TRUSTEE ASM + CO INC		19479	0266	10-03-2012	U	V	95,000	1	Year	Code	Assessed	Year	Code	Assessed						
		09348	0266	12-27-1995	U	V	745,000	1	2022	101	298,000	2021	101	285,500						
		00000	0000		U		0		101	149,000		101	138,600							
									101	19,500		101	17,300							
								Total	466,500	Total	441,400	Total	483,800							
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																				
Nbhd		Nbhd Name		Tracing		Batch														
0001				101		NV														
NOTES																				
TAKEN FROM 20-7-0.- SUB DIV 972 PHASE IX. FY2010- SUB DIV 1049 - (BOOK OF PLANS BK 352 P36). PS 1157 - PL382/88, DEED 22146/299 ADDS 822 SQ FT																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
202202650	09-01-2022	7	REMODEL	42,000		0		BASEMENT- FRAM	03-02-2021			250	14	INSPECTED						
201901754	05-08-2019	11	POOL	20,000	06-25-2020	100	06-25-2020	20X34 INGROUND	06-25-2020			334	15	PERMIT VISIT						
201300500	02-21-2013	2	DWELLING	300,000		100		OC 7/11/2013 270	06-12-2020	01		250	23	PHONE HEARIN						
									07-11-2013			400	25	OC VISIT						
									05-24-2013			105	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	MULT				40,000 SF	2.84	1.250	9	LAND	1.00	NV	1.00	GDVW		0	1.000	3.55	142,000
1	101	ONE FAM	MULT				0.658 AC	7,000.00	1.000	0		1.00	NV	1.00			0	1.000	7,000	4,600
Total Card Land Units							1.58 AC	Parcel Total Land Area: 1.58							Total Land Value					146,600

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	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		99.73
Interior Floor 1	3	HARDWOOD	RCN		438,395
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2013
Heat Type	1	FORCED H/A	Effective Year Built		2016
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		5
Extra Fixtures	1		Functional Obsol		20
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		CF
Kitchens	1		% Complete		76
Kitchen Style	G	GOOD	Overall % Condition		76
Extra Kitchens	0		RCNLD		333,200
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	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
11	POOL I-V	OB	Outbuildi	L	680	29.00	2019	70	0.00	GD	G	1.25	17,300
19	PATIO			L	550	5.75	2020	70	0.00	GD	A	1.00	2,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,204		27.25	32,812	
EFB	ENCL PORCH	0	196		68.07	13,342	
FFL	1ST FLOOR	1,204	1,204		136.15	163,922	
GAR	GARAGE	0	768		54.42	41,797	
OPF	OPEN PORCH	0	204		13.35	2,723	
SFL	2ND FLOOR	1,120	1,120		136.15	152,485	
UHS	UNFIN HALF STORY	0	768		40.77	31,314	
Ttl Gross Liv / Lease Area		2,324	5,464			438,395	

