

Property Location

31 WINDSOR LN

Map ID

20/ 35/ 4/ /

Bldg Name

State Use

101

Vision ID

6639

Account #

6750

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:18:13

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
RAVOSA MICHAEL D RAVOSA THERESAA 31 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	478700	478,700										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	140800	140,800										
										RESIDNTL.	101	2600	2,600										
		SUPPLEMENTAL DATA								Total				622,100	622,100								
GIS ID		F_380582_2842920		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
RAVOSA MICHAEL D DAVIS JOHN + STEPHEN A, ASM + CO INC		16622 0004		04-12-2007		U		V		100,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		09348 0266		12-27-1995		U		V		745,000				2022	101	437,700	2021	101	419,900	2020	101	402,800	
		00000 0000				U				0				101	143,500	101	132,900	101	132,900				
														101	2,600	101	2,600	101	2,600				
		Total												583,800		Total		555,400		Total		538,300	
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																							
SUB DIV 971 PHASE VIII																							
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									
201103042	12-09-2011	9	ALTERATION	8,000				ENTRY DOOR NVC	12-01-2021			334	2	MEASURED									
61	03-11-2008	2	DWELLING	207,200				OC 10/28/2008 S	06-01-2012			317	15	PERMIT VISIT									
									04-26-2011			250	24	ABATEMENT VI									
									12-11-2009			317	15	PERMIT VISIT									
									12-11-2009			317	14	INSPECTED									
									12-03-2009			317	15	PERMIT VISIT									
									10-31-2008			317	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				37,656 SF	2.99	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.74	140,800		
Total Card Land Units							0.86	AC	Parcel Total Land Area: 0.86							Total Land Value							140,800

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	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		83.45
Interior Floor 1	3	HARDWOOD	RCN		520,311
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2008
Heat Type	1	FORCED H/A	Effective Year Built		2013
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		8
Extra Fixtures	4		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		92
Extra Kitchens	0		RCNLD		478,700
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	1	YES	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
19	PATIO			L	513	5.75	2009	70	0.00	GD	G	1.25	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,838		23.50	43,193	
CFL	CATHEDRAL CE	556	556		120.96	67,254	
FFL	1ST FLOOR	1,282	1,282		117.37	150,471	
GAR	GARAGE	0	724		47.01	34,038	
HST	HALF STORY	98	196		58.69	11,502	
OPF	OPEN PORCH	0	180		11.74	2,113	
SFL	2ND FLOOR	1,804	1,804		117.37	211,739	
Ttl Gross Liv / Lease Area		3,740	6,580			520,311	

