

Property Location

51 WINDSOR LN

Map ID

31/ 53/ 7/ /

Bldg Name

State Use

101

Vision ID

6646

Account #

6757

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:19:15

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
ROSARIO HECTOR L ROSARIO HILDA 51 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed													
										RESIDNTL.	101	431800	431,800													
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	137000	137,000													
										RESIDNTL.	101	800	800													
		SUPPLEMENTAL DATA								Total				569,600		569,600										
GIS ID		F_380750_2843456		Mailed		Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
ROSARIO HECTOR L DAVIS JOHN + STEPHEN A, ASM + CO INC				16164 09348 00000		0187 0266 0000		08-29-2006 12-27-1995		U U U		V V V		90,000 745,000 0		1P 1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2022	101	395,100	2021	101	380,400	2020	101	366,700
																			101	139,500		101	129,200		101	129,200
																			101	800		101	800		101	800
										Total		535,400		Total		510,400		Total		496,700						
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 FROM 20-7-0 BMT 90% FINISHED																										
Appraised BLDG. Value (Card) 431,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 137,000 Special Land Value 0 Total Appraised Parcel Value 569,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 569,600																										
BUILDING PERMIT RECORD																										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result												
202202853	10-12-2022	20	WOOD STOVE	5,931		0		WOOD STV INSERT	04-04-2014			317	15	PERMIT VISIT												
201203034	09-06-2012	7	REMODEL	2,000				40X40 FIN BMT W/	06-14-2013			317	3	MEAS+INSPCTD												
201203033	09-06-2012	20	WOOD STOVE	0				EXISTING FLUE	06-14-2013			317	15	PERMIT VISIT												
339	10-01-2006	2	DWELLING	156,900				OC 3/20/2007 SEE	06-14-2013			317	15	PERMIT VISIT												
									06-05-2013			105	1	LEFT NOTICE												
									03-16-2007			311	14	INSPECTED												
									03-01-2007			311	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				31,069 SF	3.53	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.41	137,000					
Total Card Land Units							0.71	AC	Parcel Total Land Area:				0.71	Total Land Value							137,000					

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	16	STONE VENR	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		98.97
Interior Floor 1	3	HARDWOOD	RCN		474,511
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2006
Heat Type	1	FORCED H/A	Effective Year Built		2012
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		9
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		91
Extra Kitchens	1		RCNLD		431,800
Extra Kitchen St	A	AVERAGE	Dep % Ovr		
FBM Sqft	1296		Dep Ovr Comment		
FBM Quality	5		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
02	SHED/FR			L	160	7.48	2010	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,440		28.70	41,324	
FFL	1ST FLOOR	1,440	1,440		143.49	206,621	
GAR	GARAGE	0	576		57.30	33,002	
HST	HALF STORY	288	576		71.74	41,324	
OPF	OPEN PORCH	0	240		14.35	3,444	
PAT	PATIO	0	576		7.22	4,161	
SFL	2ND FLOOR	1,008	1,008		143.49	144,635	
Ttl Gross Liv / Lease Area		2,736	5,856			474,511	

