

Property Location 45 WINDSOR LN		Map ID 31/ 60/ 6/ 1		Bldg Name		State Use 101	
Vision ID 6663		Account # 6774		Bldg # 1		Print Date 12-13-2022 12:21:34	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MORGAN ELIZABETH BASHEIN DAVID 45 WINDSOR LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	442200	442,200		
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	144200	144,200		
		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#			Total	586,400	586,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MORGAN ELIZABETH RIZZO VINCENT R DAVIS JOHN + STEPHEN A DAVIS,TR ASM + CO INC		22713	0589	06-18-2019	Q	I	515,000	00	Year	Code	Assessed	Year	Code	Assessed
		19913	0292	07-10-2013	U	V	80,000	1	2022	101	403,100	2021	101	386,300
		09348	0266	12-27-1995	U	V	745,000	1		101	146,600	2020	101	136,200
		00000	0000		U		0		Total	549,700	Total	522,500	Total	506,100

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				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	Tracing	Batch				
0001		130	NV	Appraised BLDG. Value (Card)	442,200		
				Appraised Xf (B) Value (Bldg)	0		
				Appraised Ob (B) Value (Bldg)	0		
				Appraised Land Value (Bldg)	144,200		
				Special Land Value	0		
				Total Appraised Parcel Value	586,400		
				Valuation Method	C		
				Adjustment			
				Net Total Appraised Parcel Value	586,400		

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
201902681	08-15-2019	91	INSULATION	5,951		0			04-25-2014			317	15	PERMIT VISIT
201302391	07-24-2013	2	DWELLING	300,000		0	12-13-2013	OC 12/13/2013 3	12-13-2013	01		317	25	OC 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	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				0.320 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	2,200	
Total Card Land Units							1.24 AC	Parcel Total Land Area: 1.24							Total Land Value							144,200

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			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	90.63	
Interior Floor 2			RCN	465,461	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	5	
Total Rooms	8		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	95	
Extra Kitchen St			RCNLD	442,200	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,392		24.86	34,598	
FFL	1ST FLOOR	1,392	1,392		124.45	173,241	
GAR	GARAGE	0	768		49.75	38,208	
HST	HALF STORY	384	768		62.23	47,791	
OPF	OPEN PORCH	0	24		10.37	249	
SFL	2ND FLOOR	1,260	1,260		124.45	156,813	
TQS	3/4 STORY	117	156		93.34	14,561	
Ttl Gross Liv / Lease Area		3,153	5,760			465,461	

