

Property Location

39 POWDER HILL RD

Map ID

16/ 22/ 15/ /

Bldg Name

State Use

101

Vision ID

746

Account #

768

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 1:01:11 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ROSSO THOMAS D ROSSO JUDITH A 39 POWDER HILL RD EAST LONGMEADOW MA 01028 GIS ID F_377294_2850420		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	202100	202,100												
						RES LAND	101	105100	105,100												
						RESIDNTL.	101	400	400												
		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#															
						Total 307,600 307,600															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ROSSO THOMAS D		03694	0255	05-25-1972	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
								2022	101	184,300	2021	101	176,600	2020	101	169,600					
								101	95,500	101	88,400	101	88,400								
								101	400	101	400										
								Total		280,200	Total		265,400	Total		258,400					
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									Appraised BLDG. Value (Card) 202,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 105,100 Special Land Value 0 Total Appraised Parcel Value 307,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 307,600												
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
NOTES																					
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							
202200264	01-20-2022	91	INSULATION	3,500	05-22-2018	0	05-22-2018	SOLAR ON FRONT	05-22-2018			400	15	PERMIT VISIT							
201701979	07-07-2017	62	SOLAR	6,776		04-20-2012					317	15	PERMIT VISIT								
218	07-27-2011	12	REROOF	11,235		06-03-2004					319	14	INSPECTED								
261	09-01-1994	MN	Manual Note	6,000		04-01-2004					250	22	MAILER SENT								
113	05-01-1993	MN	Manual Note	28,000		02-17-2004					311	2	MEASURED								
									01-17-1995			107	15	PERMIT VISIT							
									01-26-1994			105	15	PERMIT 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	RB				19,821 SF	5.30	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.3	105,100
Total Card Land Units							0.46	AC	Parcel Total Land Area:				0.46	Total Land Value							105,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	1		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	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		108.29	
Interior Floor 1	4	CARPET	RCN		284,717	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1972	
Heat Type	1	FORCED H/A	Effective Year Built		1992	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		29	
Extra Fixtures	0		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		71	
Extra Kitchens	0		RCNLD		202,100	
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
02	SHED/FR			L	96	7.48	1998	50	0.00	FR	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1991	71	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		24.25	23,282
CFL	CATHEDRAL CE	396	396		124.93	49,474
FFL	1ST FLOOR	960	960		121.26	116,409
OFP	OPEN PORCH	0	336		12.27	4,123
TQS	3/4 STORY	720	960		90.94	87,307
WDK	WOOD DECK	0	168		24.54	4,123
Ttl Gross Liv / Lease Area		2,076	3,780			284,717

