

Property Location

34 WINDSOR LN

Map ID

20/ 37/ 9/ 1

Bldg Name

State Use

101

Vision ID

6641

Account #

6752

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:33:44 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KOSINSKI SARAH I KOSINSKI MARCIN 34 WINDSOR LN EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	78800	78,800													
					RES LAND	101	151900	151,900													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	19100	19,100													
SUPPLEMENTAL DATA						Total				249,800	249,800										
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_380601_2843160																			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KOSINSKI SARAH I DRAKE JEFFREY J WESLEY STEVEN R DAVIS JOHN + STEPHEN A, ASM + CO INC	22105	0493	03-26-2018	Q	I	450,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	21849	0549	09-08-2017	Q	I	439,500	00	2023	101	72,200	2022	101	65,000	2021	101	117,300					
	16869	0577	08-13-2007	U	V	90,000	1P		101	136,600		101	139,300		101	128,800					
	09348	0266	12-27-1995	U	V	745,000	1		101	18,300		101	22,700								
	00000	0000		U		0		Total		227,100	Total		227,000	Total		246,100					
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										APPRAISED VALUE SUMMARY											
									Appraised BLDG. Value (Card)							78,800					
									Appraised Xf (B) Value (Bldg)							0					
									Appraised Ob (B) Value (Bldg)							19,100					
									Appraised Land Value (Bldg)							151,900					
									Special Land Value							0					
									Total Appraised Parcel Value							249,800					
									Valuation Method							C					
									Adjustment												
									Net Total Appraised Parcel Value							249,800					
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							
B-23-5	01-04-2023	91	INSULATION	4,500		0			07-05-2021			334	15	PERMIT VISIT							
202002913	11-03-2020	11	POOL	40,050	07-05-2021	100	07-05-2021	18X36 INGROUND	01-18-2021			250	14	INSPECTED							
259	08-16-2007	2	DWELLING	168,200		100	01-18-2008	OC 12/17/2007	06-12-2020	01		250	24	ABATEMENT VI							
									12-19-2017			400	14	INSPECTED							
									01-18-2008			317									
									01-18-2008			317	14	INSPECTED							
									01-11-2008			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				30,086 SF	4.04	1.250	9	LAND	1.00	NV	1.00			0		1.000	5.05	151,900
Total Card Land Units							0.69	AC	Parcel Total Land Area: 0.69							Total Land Value					151,900

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	4	CARPET	Adj Base Rate	107.38	
Interior Floor 2	3	HARDWOOD	RCN	463,303	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2007	
AC Type	03	FULL	Effective Year Built	2012	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	9	
Total Rooms	8		Functional Obsol	75	
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition	CF	
Kitchen Style	G	GOOD	% Complete	17	
Extra Kitchens	0		Overall % Condition	17	
Extra Kitchen St			RCNLD	78,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2021	70	0.00	GD	G	1.25	16,400
19	PATIO			L	480	8.00	2022	70	0.00	GD	A	1.00	2,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,290		27.41	35,365	
CFL	CATHEDRAL CE	200	200		141.18	28,237	
FFL	1ST FLOOR	1,090	1,090		137.07	149,408	
GAR	GARAGE	0	768		54.79	42,081	
HST	HALF STORY	384	768		68.54	52,636	
SFL	2ND FLOOR	1,090	1,090		137.07	149,408	
WDK	WOOD DECK	0	224		27.54	6,168	
Ttl Gross Liv / Lease Area		2,764	5,430			463,303	

