Property Location 39 WINDSOR LN | Map ID 31/ 68/ 3R/ / | Bldg Name | State Use 101
Vision ID 6627 | Account # 6738 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/25/2024 7:27:19 A

CURRENT OWNER

GURUNG PUNCHO
MAGAURAN CLAIRE E
39 WINDSOR LN

EAST LONGMEADOW MA 01028

GIS ID F_381020_2842870

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit		NIA	
Chapter Land		Field 8	
OC Dates	12/3/2012	Field 9	
In+Ex FY		Field 10	
Mailed		Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	572500	572,500
RES LAND	101	167100	167,100
RESIDNTL.	101	2900	2,900
		Total	742,500	742,500

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
GURUNG PUNCHO	19594	0386	12-14-2012	U	I	606,890	1
ROULIER DAN + ASSOCIATES INC,	19594	0380	12-14-2012	U	I	115,000	1B
DAVIS JOHN + STEPHEN A DAVIS,TRUSTEE	09348	0266	12-27-1995	U	V	745,000	1
ASM + CO INC	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	531,200	2023	101	489,900	2022	101	446,500
	101	167,100		101	153,100		101	155,500
	101	2,900		101	1,900		101	1,200
	Total	701,200		Total	644,900		Total	603,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	572,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	167,100
Special Land Value	0
Total Appraised Parcel Value	742,500
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	742,500

NOTES

SUB DIV 972 PHASE IX- WINDSOR LN-OK`D BY PLANNING BD
FY10 SUB DIV 1049
(BOOK OF PLANS BK 352 P36)

CHG FROM ROCKINGHAM TO 39

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201202927	08-28-2012	2	DWELLING	400,000				OC 12/3/2012 82X

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
12-01-2021		0	334	3	MEAS+INSPCTD
11-30-2012			317	3	MEAS+INSPCTD

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	3.12	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.9	156,000
1	101	ONE FAM	MULT				1.590	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	11,100
						Total Card Land Units	2.51	AC	Parcel Total Land Area:	2.51												Total Land Value	167,100

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B+	GOOD (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2	8	PLYWD PANL
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	1	
Extra Fixtures	4	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	1184	
FBM Quality	5	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

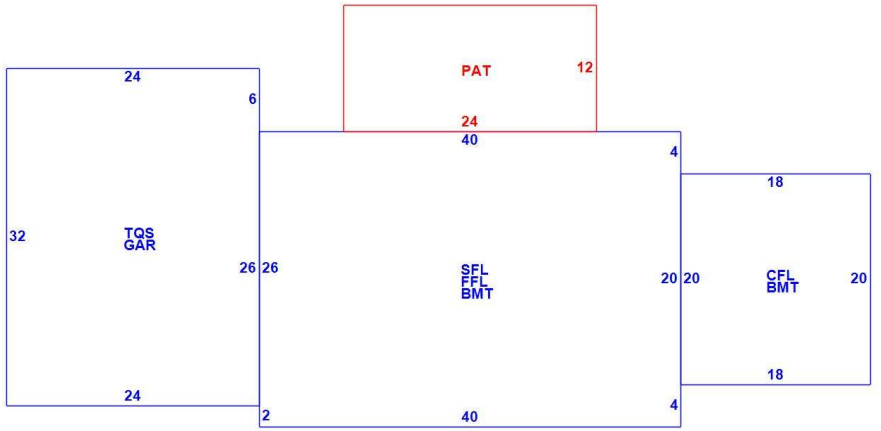
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	107.64
RCN	609,018
Net Other Adj	
Year Built	2012
Effective Year Built	2015
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	94
RCNLD	572,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
19	PATIO			L	245	8.00	2012	70	0.00	GD	G	1.25	1,700
02	SHED/FR			L	160	12.00		60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,480		32.02	47,389
CFL	CATHEDRAL CE	360	360		164.99	59,397
FFL	1ST FLOOR	1,120	1,120		160.10	179,311
GAR	GARAGE	0	768		64.00	49,151
PAT	PATIO	0	288		7.78	2,241
SFL	2ND FLOOR	1,120	1,120		160.10	179,311
TQS	3/4 STORY	576	768		120.07	92,217
	Ttl Gross Liv / Lease Area	3,176	5,904			609,018