

Property Location: 55 WESTERNVIEW CR
Vision ID: 2135

Account #2172

MAP ID:28/ 59/ 13/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/27/2014 18:14

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION												
CAVANAUGH DONALD J III CAVANAUGH JENNIFER J 55 WESTERNVIEW CR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value						
											RESIDENTL. RES LAND		101 101						115,300 77,800		115,300 77,800						
SUPPLEMENTAL DATA																											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382172_2848149						Received Prior ID Owner Occ Y Final Area 1368 Current Ac. .20849 ASSOC PID#						Total							193,100		193,100						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
CAVANAUGH DONALD J III PODMORE PAUL S + ALAENA L, LANDIS DONNA L KANE JOHN J				13332/ 82 09916/ 0050 08204/ 0358 05692/ 0212		06/25/2003 06/30/1997 10/16/1992 10/01/1984		U	I	185,900 134,000 117,000 74,000		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2014	B	117,200		2013	B	114,900		2012	B	123,200				
													2014	L	80,300		2013	L	80,300		2012	L	83,800				
													Total:		197,500		Total:		195,200		Total:		207,000				
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)115,300 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)77,800 Special Land Value0 Total Appraised Parcel Value193,100 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value193,100												
Year	Type	Description		Amount	Code	Description		Number	Amount	Comm. Int.																	
Total:																											
ASSESSING NEIGHBORHOOD																											
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																
0001/A								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						
															04/22/2011 07/14/1998 05/26/1992 07/25/1980				317 232 131 500	2 3 1 3	MEASURED MEAS+INSPCTD LEFT NOTICE MEAS+INSPCTD						
LAND LINE VALUATION SECTION																											
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value				
1	101	ONE FAM		RA				9,082 SF	8.57	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		8.57	77,800				
Total Card Land Units:								0.21	AC	Parcel Total Land Area:								0.21 AC	Total Land Value:								77,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft	456			
Stories	1.50		1 1/2 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				Adj. Base Rate:				93.36
Interior Floor 1	4		CARPET	Replace Cost				157,958
Interior Floor 2				AYB				1950
Heat Fuel	1		OIL	EYB				1987
Heat Type	1		FORCED H/A	Dep Code				GD
AC Type	01		NONE	Remodel Rating				
Bedrooms	3			Year Remodeled				
Full Baths	1			Dep %				27
Half Baths	1			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	6			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				73
Extra Kitchens	0			Apprais Val				115,300
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	1			Cost to Cure Ovr Comment				
Fireplaces	1							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

Ttl. Gross Liv/Lease Area:		1,368	3,357	1,692		157,958
----------------------------	--	-------	-------	-------	--	---------

