

Property Location: 110 WESTWOOD AV
Vision ID: 515

Account #527

MAP ID: 15A/ 61/ 1/ /

Bldg Name:

State Use: 101

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/26/2014 00:21

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION											
TWINBROOK ASSOCIATES LLC 138 PINEHURST DR EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value												
										RESIDENTL.	101	139,800	139,800												
										RES LAND	101	70,800	70,800												
										RESIDENTL.	101	1,600	1,600												
SUPPLEMENTAL DATA																									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378213_2852209						Received Prior ID Owner Occ Y Final Area 1536 Current Ac. .27548 ASSOC PID#																			
Total										212,200				212,200											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
BRUNO NUNZIANTE II TWINBROOK ASSOCIATES LLC US BANK NATIONAL ASSOC TR C/O MCCORKINDALE JEFFREY C, MCCORKINDALE,JEFFREY C BOROWIK JOHN R + JUDY L,				20387/ 307		08/13/2014		Q	I	213,000		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
				20047/ 177		10/04/2013		U	I	142,299		1S	2014	B	138,400		2013	B	131,900		2012	B	123,100		
				20001/ 101		09/04/2013		U	I	219,000		1L	2014	L	73,100		2013	L	73,100		2012	L	78,100		
				16383/ 279		12/11/2006		U	I	1		F	2014	O	2,000		2013	O	2,100		2012	O	2,100		
				13880/ 447		01/05/2004		U	I	205,000															
				09707/ 0296		12/10/1996		U	V	1		A													
Total:										213,500		Total:		207,100		Total:		203,300							
EXEMPTIONS				OTHER ASSESSMENTS																					
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor											
Total:																									
ASSESSING NEIGHBORHOOD																									
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch			Appraised Bldg. Value (Card) 139,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,600 Appraised Land Value (Bldg) 70,800 Special Land Value 0 Total Appraised Parcel Value 212,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 212,200											
0001/A								101			MA														
NOTES																									
SUB DIV #795 7/2013 MLS 71556983 BANK OWNED AS IS SALE																									
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						
70	05/04/1998	11	POOL		1,500			0						07/16/2004			328	16	FIELDREV CHG						
126	06/03/1996	2	DWELLING		70,000			0						04/02/2004			250	22	MAILER SENT						
														03/17/2004			311	2	MEASURED						
														01/22/1999			105	15	PERMIT VISIT						
														12/18/1996			200	2	MEASURED						
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				
																	Spec Use	Spec Calc							
1	101	ONE FAM		RC				12,000	SF	6.56	1.0000	5	1.0000	1.00	MA	1.00			TRF2	.90	.90	5.90	70,800		
Total Card Land Units:									0.28	AC	Parcel Total Land Area:						0.28	AC	Total Land Value:						70,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 Story	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							
Interior Floor 1	4		CARPET				
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	3						
Full Baths	1						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	G		GOOD				
Kitchen Style	G		GOOD				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	0						

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
07	POOL A-C	OB	Outbuilding	L	24	69.00	1998	A		GD	70	1,200
22	WOOD DK			L	64	9.20	1998	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	768		18.18	13,960	
FFL	1ST FLOOR	768	768		90.65	69,621	
SFL	2ND FLOOR	768	768		90.65	69,621	
WDK	WOOD DECK	0	172		12.65	2,176	
Ttl. Gross Liv/Lease Area:		1,536	2,476	1,714		155,378	

