

Property Location: 187 WESTWOOD AV

Account #635

MAP ID:15C/ 8/ 72/ /

Bldg Name:

State Use:101

Vision ID: 614

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/26/2014 09:12

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, M VISION																				
TU HUNG T					1 TYPCL						Description		Code						Appraised Value		Assessed Value														
			187 WESTWOOD AVE									RESIDENTL.		101					66,900		66,900														
			EAST LONGMEADOW, MA 01028									RES LAND		101					69,400		69,400														
Additional Owners:			SUPPLEMENTAL DATA										RESIDENTL.		101		1,200		1,200																
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377297_2851368				Received Prior ID Owner Occ Final Area 1176 Current Ac. .16382																												
							ASSOC PID#								Total		137,500		137,500																
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																							
TU HUNG T FIORE,MARK A FIORE ROBERT D,			16662/ 269 14984/ 433 02689/ 0577		05/02/2007 04/28/2005 07/20/1959		U	I	178,000 135,000 0		G	Yr.		Code		Assessed Value		Yr.	Code		Assessed Value		Yr.	Code		Assessed Value									
												2014		B		62,200		2013		B		74,200		2012		B		78,800							
												2014		L		71,600		2013		L		71,600		2012		L		76,500							
												2014		O		1,500		2013		O		1,500		2012		O		1,500							
												Total:				135,300		Total:				147,300		Total:				156,800							
EXEMPTIONS			OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																										
Year	Type	Description		Amount		Code		Description		Number		Amount		Comm. Int.		APPRAISED VALUE SUMMARY																			
Total:																																			
ASSESSING NEIGHBORHOOD														Appraised Bldg. Value (Card) 66,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,200 Appraised Land Value (Bldg) 69,400 Special Land Value 0 Total Appraised Parcel Value 137,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 137,500																					
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							
																		03/16/2004						317		3		MEAS+INSPCTD							
																		08/05/1991						131		3		MEAS+INSPCTD							
																		07/07/1980						500		3		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									
																			Spec Use		Spec Calc														
1	101	ONE FAM		RC				7,136	SF	10.81	1.0000	5	1.0000	1.00	MA	1.00					TRF2 190		.90	9.73		69,400									
Total Card Land Units:										0.16		AC		Parcel Total Land Area:0.16 AC										Total Land Value:										69,400	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	C		AVERAGE	FBM Sqft	588		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			97.26
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			139,369
Heat Type	3		FORCED H/W	AYB			1960
AC Type	01		None	EYB			1962
Bedrooms	3			Dep Code			FR
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			52
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			48
Basement Floor	12			Apprais Val			66,900
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

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
02	SHED/FR			L	96	7.48	1970	F		PR	30	200
22	WOOD DK			L	100	9.20	1988	A		FR	50	500
07	POOL A-C	OB	Outbuilding	L	24	69.00	1988	A		PR	30	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,176		19.43	22,855
FFL	1ST FLOOR	1,176	1,176		97.26	114,374
WDK	WOOD DECK	0	160		13.37	2,140

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<i>Ttl. Gross Liv/Lease Area:</i>	1,176	2,512	1,433		139,369

The diagram shows a rectangular building footprint with the following dimensions and labels:

- Top edge:** Labeled "WDK" on the left, "16" in the center, and "10" on the right.
- Bottom edge:** Labeled "28" in the center.
- Left edge:** Labeled "42" in the middle.
- Right edge:** Labeled "42" in the middle.
- Top-left corner:** Labeled "FFL 7" and "BMT".
- Top-right corner:** Labeled "5".
- Internal dimension:** A horizontal line segment near the top is labeled "16".

