

Property Location: 5 LULL ST
Vision ID: 2483

Account #2526

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 11/25/2015 14:56

CURRENT OWNER

WESTCOTT BRUCE S
WESTCOTT ROSANNE M
5 LULL ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

209,800

209,800

RES LAND

101

65,200

65,200

RESIDENTL.

101

600

600

Total

275,600

275,600

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_375611_2854302

Received
Prior ID
Owner Occ
Final Area
Current Ac.

ASSOC PID#

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

WESTCOTT BRUCE S
FEDERAL NATIONAL,MORTGAGE ASSOCIATION
PIXLEY KENNETH A + SANDRA J,

10460/ 255
10350/ 510
05614/ 0373

09/25/1998
07/01/1998
05/18/1984

U
U
U

I
I
I

64,500
54,000
40

S
L

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

209,800

2014

B

203,700

2013

B

211,300

2015

101

65,200

2014

L

64,400

2013

L

65,100

2015

101

600

2014

O

800

2013

O

800

Total:

275,600

Total:

268,900

Total:

277,200

EXEMPTIONS

OTHER ASSESSMENTS

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

MF

NOTES

85 SALE IN 2C-22 ADDING 28X32 2ND STORY
WITH GARAGE UNDER 2 ADDITIONAL BDRMS
PLUS 1 BATH LEFT NOTICE-SUB DIV 1013

NC = SHELL ONLY, WEATHER TIGHT, STUDS
FUNC=OVERBUILT

NO CHANGE 2015. RECK 2016

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

365

11/20/2007

4

ADDITION

140,000

0

GARAGE, FAM RM, BA

03/12/2015

105

1

LEFT NOTICE

231

09/16/1999

4

ADDITION

90,000

0

04/04/2014

317

15

PERMIT VISIT

20

01/01/1985

MN

Manual Note

0

0

WOOD STOVE

05/10/2013

105

15

PERMIT VISIT

305

01/01/1985

MN

Manual Note

0

0

WDSTV+FLUE

02/10/2012

317

15

PERMIT VISIT

11/23/2010

311

15

PERMIT VISIT

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

RC

14,625

SF

5.44

0.8200

3

1.0000

1.00

MF

1.00

Spec Use

Spec Calc

1.00

4.46

65,200

Total Card Land Units:

0.34

AC

Parcel Total Land Area:

0.34

AC

Total Land Value:

65,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	09		CONTEMPORY	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	1384		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	2			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	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		74.34	
Heat Fuel	1		OIL	Replace Cost		343,901	
Heat Type	3		FORCED H/W	AYB		1925	
AC Type	03		FULL	EYB		1985	
Bedrooms	2			Dep Code		GD	
Full Baths	3			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	2			Dep %		29	
Total Rooms	7			Functional Obslnc		10	
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition		NC	
Extra Kitchens	1			% Complete		61	
Frame	1		WOOD	Overall % Cond		61	
Basement Floor	12			Apprais Val		209,800	
Bsmt Garage	2			Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			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	2007	G		GD	70	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,977		14.85	29,365
BNT	BSMT ENTRY	0	36		4.13	149
FFL	1ST FLOOR	2,131	2,131		74.34	158,420
GAR	GARAGE	0	460		29.74	13,679
OFP	OPEN PORCH	0	24		6.20	149
SFL	2ND FLOOR	1,809	1,809		74.34	134,483
WDK	WOOD DECK	0	736		10.40	7,657
Ttl. Gross Liv/Lease Area:		3,940	7,173	4,626		343,901

