

Property Location: 203 WESTWOOD AV

MAP ID:4/ 55/ 1/ /

Bldg Name:

State Use:101

Vision ID: 3414

Account #3469

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2015 14:02

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
MANNING MARTIN J MANNING CHRISTINE R 203 WESTWOOD AVE EAST LONGMEADOW, MA 01028 Additional Owners:		1	TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	166,900	166,900		
						RES LAND	101	77,600	77,600		
						RESIDENTL.	101	22,200	22,200		
SUPPLEMENTAL DATA						Total				266,700	266,700
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377071_2851182			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.	PREVIOUS ASSESSMENTS (HISTORY)								
MANNING MARTIN J AHLER EUGENE S + LINDA S GUILD CURTIS		08774/ 0036 07093/ 0135 05681/ 0382	03/17/1994 02/09/1989 09/11/1984	U U U	I I I	122,500 188,500 0	A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	101	166,900	2014	B	162,400	2013	B	164,400
								2015	101	77,600	2014	L	80,100	2013	L	80,100
								2015	101	22,200	2014	O	23,400	2013	O	23,500
								Total:			266,700	Total:	265,900	Total:	268,000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
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				
DB SUB-DIV #429 BPCARD SAYS 3FPL				

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	
269	11/01/2009	10	SHED	2,000		0		20` X 8`	01/14/2010			316	15	PERMIT VISIT	
204	06/21/2005	4	ADDITION	5,000		0		OC 8/18/2005	12/22/2005			311	2	MEASURED	
169	06/24/2004	4	ADDITION	27,000		0		FAM RM	11/28/2005			311	15	PERMIT VISIT	
81	05/15/1998	9	ALTERATION	2,200		0		98 BP NVC	12/15/2004			311	15	PERMIT VISIT	
170	07/08/1996	3	GARAGE	4,000		0		GARAGE	04/06/2004			250	22	MAILER SENT	
121	05/31/1996	11	POOL	700		0		POOL							
255	09/01/1994	MN	Manual Note	5,925		0		RELINE CHY							

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	RB				34,653	SF	2.49	1.0000	5	1.0000	1.00	MA	1.00			TRF2	.90	2.24	77,600						
Total Card Land Units:																0.80	AC	Parcel Total Land Area:				0.8 AC	Total Land Value:				77,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft	588			
Stories	2.5			Int vs Ext	S			
Foundation	3		MASONRY	MIXED USE				
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	2		SOFTWOOD	Adj. Base Rate:				82.70
Interior Floor 2								
Heat Fuel	1		OIL	Replace Cost				211,220
Heat Type	5		STEAM	AYB				1812
AC Type	03		FULL	EYB				1993
Bedrooms	4		WOOD	Dep Code				GV
Full Baths	1			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	0			Dep %				21
Total Rooms	9	Functional ObsInc						
Bath Style	A	AVERAGE		External ObsInc				
Kitchen Style	A	AVERAGE		Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1			Overall % Cond				79
Basement Floor	12			Apprais Val				166,900
Bsmt Garage				Dep % Ovr				0
Units	1			Dep Ovr Comment				
WS Flues	1			Misc Imp Ovr				0
FBM Quality	1			Misc Imp Ovr Comment				
Fireplaces	3			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
04	GARAGE/L	OB	Outbuilding	L	480	30.48	1950	G		VG	85	15,500
02	SHED/FR			L	80	7.48	1996	G		GD	70	500
02	SHED/FR			L	112	7.48	1996	G		GD	70	700
22	WOOD DK			L	464	9.20	1996	G		GD	70	3,700
07	POOL A-C			L	20	69.00	2003	A		GD	70	1,000
02	SHED/FR			L	160	7.48	2009	A		GD	70	800

BUILDING SUB-AREA SUMMARY SECTION									
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BUILDING SUD AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	588		16.60	9,759
EFP	ENCL PORCH	0	64		24.55	1,571
FFL	1ST FLOOR	1,672	1,672		82.70	138,277
OFP	OPEN PORCH	0	40		8.27	331
PAT	PATIO	0	706		4.10	2,895
SFL	2ND FLOOR	588	588		82.70	48,629
UAT	UNFIN ATTC	0	588		16.60	9,759

	Ttl. Gross Liv/Lease Area:	2,260	4,246	2,554	211,220

