

Property Location: 89 WESTWOOD AV

Account #515

MAP ID: 15A/ 49/ 269/ /

Bldg Name:

State Use: 101

Vision ID: 503

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/24/2015 17:09

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 AST LONGMEADOW, MA VISION										
CANGRO JOANNE 89 WESTWOOD AV EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code		Appraised Value					Assessed Value							
													RESIDENTL.		101		91,800					91,800							
													RES LAND		101		70,300					70,300							
					SUPPLEMENTAL DATA									RESIDENTL.		101		400		400									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378245_2852505					Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																								
													Total		162,500		162,500												
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
CANGRO JOANNE CANGRO LOUIS A JR + AMELI					09723/ 0033 02069/ 0339		12/24/1996 09/01/1950		U	I	1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
														2015	101	91,800		2014	B	90,000		2013	B	94,400					
														2015	101	70,300		2014	L	72,500		2013	L	72,500					
														2015	101	400		2014	O	200		2013	O	200					
														Total:		162,500		Total:		162,700		Total:		167,100					
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												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 91,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 70,300 Special Land Value 0 Total Appraised Parcel Value 162,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 162,500																	
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							
																04/13/2004 04/02/2004 03/16/2004 03/16/2004 07/22/1991				319 AO 316 311 181	14 22 2 2 3	INSPECTED MAILER SENT MEASURED MEASURED 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			RC				10,000	SF	7.81	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc			7.03	70,300				
Total Card Land Units:									0.23	AC	Parcel Total Land Area:									0.23	AC	Total Land Value:							70,300

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		NONE
Grade	C		AVERAGE	FBM Sqft			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	8		BRICK VENR	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	4		CARPET	Adj. Base Rate:			91.12
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost			150,438
AC Type	01		None	AYB			1950
Bedrooms	3			EYB			1975
Full Baths	2			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %			39
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor				Overall % Cond			61
Bsmt Garage				Apprais Val			91,800
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	0			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	968		18.26	17,677
EFP	ENCL PORCH	0	140		27.34	3,827
FFL	1ST FLOOR	968	968		91.12	88,203
GAR	GARAGE	0	384		36.54	14,032
OFP	OPEN PORCH	0	28		9.76	273
UHS	UNFIN HALF STORY	0	968		27.30	26,425
Ttl. Gross Liv/Lease Area:		968	3,456	1,651		150,438

