

Property Location: 191 WESTWOOD AV

Account #633

MAP ID: 15C/ 7/ 0/ /

Bldg Name:

State Use: 101

Vision ID: 612

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/24/2015 17:30

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION														
PLATT VICTOR A 191 WESTWOOD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value								
											RESIDENTL.		101						86,800		86,800								
													RES LAND						101		70,800		70,800						
											RESIDENTL.		101		4,700		4,700												
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377227_2851335							Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																						
Total											162,300							162,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
PLATT VICTOR A RYAN ,KATHERINE T				17468/ 94 03716/ 0352		09/10/2008 08/03/1972		U	I	184,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2015	101	86,800		2014	B	79,000		2013	B	91,000						
													2015	101	70,800		2014	L	73,000		2013	L	73,000						
													2015	101	4,700		2014	O	5,900		2013	O	5,900						
													Total:		162,300		Total:		157,900		Total:		169,900						
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																													
SUB DIV #576 LB-RECENT SIDING + ROOFIN																													
															Appraised Bldg. Value (Card)										86,800				
															Appraised XF (B) Value (Bldg)										0				
															Appraised OB (L) Value (Bldg)										4,700				
															Appraised Land Value (Bldg)										70,800				
															Special Land Value										0				
															Total Appraised Parcel Value										162,300				
															Valuation Method:										C				
															Adjustment:										0				
															Net Total Appraised Parcel Value										162,300				
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							
309		11/07/2000		12	REROOF			6,000			0			NVC		03/16/2004				317	3	MEAS+INSPCTD							
56		04/23/1998		1	PORCH			6,000			0					01/17/2001				247	15	PERMIT VISIT							
154		06/24/1996		4	ADDITION			5,500			0			ADDITION		01/22/1999				105	15	PERMIT VISIT							
215		10/01/1991		MN	Manual Note			20,000			0			ADDITION		12/20/1996				200	15	PERMIT VISIT							
295		09/01/1987		MN	Manual Note			10,000			0			BATH		04/28/1992				131	14	INSPECTED							
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				11,602	SF	6.78	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	.90		6.10	70,800				
Total Card Land Units:										0.27	AC	Parcel Total Land Area:					0.27	AC	Total Land Value:										70,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	C+		AVG. (+)	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage
Exterior Wall 2	2		CLAPBOARD	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2	2		PLASTER	COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			79.01
Interior Floor 2	2		SOFTWOOD				
Heat Fuel	2		GAS				
Heat Type	5		STEAM	Replace Cost			142,291
AC Type	01		None	AYB			1915
Bedrooms	4			EYB			1975
Full Baths	2			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			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	12			Overall % Cond			61
Bsmt Garage				Apprais Val			86,800
Units	1			Dep % Ovr			0
WS Flues	1			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	480		15.80	7,585				
EFP	ENCL PORCH			0	54		23.41	1,264				
FFL	1ST FLOOR			922	922		79.01	72,844				
OSP	SCRN PORCH			0	140		11.85	1,659				
SFL	2ND FLOOR			744	744		79.01	58,781				
UCN	UNFIN CAN			0	30		5.27	158				

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Ttl. Gross Liv/Lease Area:				1,666	2,370	1,801	142,291					
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