**Property Location:** 124 WESTWOOD AV | **MAP ID:** 15A/ 63/ 1/ / | **Bldg Name:** | **State Use:** 104

**Vision ID:** 517 | **Account #**529 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/30/2016 16:00

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| ESPINOSA ROSA TRUSTEE<br>CO ARNOLD BRUCE<br>128 CAMBRIDGE ST<br><br>SPRINGFIELD, MA 01109<br>Additional Owners: | | 1 TYPCL | | |

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Other ID: | Received |
| SP Permit | Field 7 |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | |
| *GIS ID:* F_378097_2852016 | *ASSOC PID#* |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL. | 104 | 101,800 | 101,800 |
| RES LAND | 104 | 71,600 | 71,600 |
| RESIDNTL. | 104 | 7,000 | 7,000 |
| *Total* | | 180,400 | 180,400 |

*1006*
*AST LONGMEADOW, M*

**VISION**

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| ESPINOSA ROSA TRUSTEE | 19440/ 170 | 09/11/2012 | U | I | 50,000 | 1U |
| LOMBARDI LYNN A, | 18407/ 147 | 08/10/2010 | U | I | 1 | U |
| ROBERGE ELIZABETH A, | 05502/ 0507 | 09/21/1983 | U | I | 0 | A |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2016 | 104 | 90,000 | 2015 | 104 | 96,200 | 2014 | B | 97,600 |
| 2016 | 104 | 69,500 | 2015 | 104 | 69,500 | 2014 | L | 71,800 |
| 2016 | 104 | 7,000 | 2015 | 104 | 7,000 | 2014 | O | 7,200 |
| | *Total:* | 166,500 | | *Total:* | 172,700 | | *Total:* | 176,600 |

**EXEMPTIONS**

| Year | Type | Description | Amount |
|---|---|---|---|
| | | | |
| | | *Total:* | |

**OTHER ASSESSMENTS**

| Code | Description | Number | Amount | Comm. Int. |
|---|---|---|---|---|
| | | | | |

*This signature acknowledges a visit by a Data Collector or Assessor*

**ASSESSING NEIGHBORHOOD**

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 0001/A | | | 104 | MA |

**NOTES**

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 101,800 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 7,000 |
| Appraised Land Value (Bldg) | 71,600 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 180,400 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | 180,400 |

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 201602025 | 07/01/2016 | 42 | REPAIRS | 5,000 | | 0 | | TERMITE DAMAGE IN |
| 38 | 02/08/2006 | 12 | REROOF | 17,523 | | 0 | | NVC |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 03/23/2007 | | | 311 | 15 | PERMIT VISIT |
| 04/14/2004 | | | 317 | 14 | INSPECTED |
| 04/02/2004 | | | 250 | 22 | MAILER SENT |
| 03/05/2004 | | | 311 | 2 | MEASURED |
| 05/06/1992 | | | 107 | 22 | MAILER SENT |

**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 Spec Use | | Spec Calc | | S Adj Fact | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 104 | TWO FAM | RC | | | | 7,500 | SF | 10.30 | 1.0300 | 5 | 1.0000 | 1.00 | MA | 1.00 | | | | TRF2 | .90 | .90 | 9.55 | 71,600 |

**Total Card Land Units:** 0.17 AC | **Parcel Total Land Area:** 0.17 AC | **Total Land Value:** 71,600

**Property Location:** 124 WESTWOOD AV **MAP ID:** 15A/ 63/ 1/ / **Bldg Name:** **State Use:** 104

**Vision ID:** 517 **Account #**529 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/30/2016 16:00

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 12 | | MULTI-CONV |
| Model | 03 | | MULTI-FAMILY |
| Grade | C | | AVERAGE |
| Stories | 2.00 | | 2 STORY |
| Foundation | 3 | | MASONRY |
| Exterior Wall 1 | 4 | | VINYL |
| Exterior Wall 2 | | | |
| Roof Structure | 1 | | GABLE |
| Roof Cover | 1 | | ASPHALT SH |
| Interior Wall 1 | 2 | | PLASTER |
| Interior Wall 2 | 1 | | DRYWALL |
| Interior Floor 1 | 2 | | SOFTWOOD |
| Interior Floor 2 | 4 | | CARPET |
| Heat Fuel | 2 | | GAS |
| Heat Type | 5 | | STEAM |
| AC Type | 01 | | NONE |
| Bedrooms | 4 | | |
| Full Baths | 2 | | |
| Half Baths | 0 | | |
| Extra Fixtures | 0 | | |
| Total Rooms | 8 | | |
| Bath Style | A | | AVERAGE |
| Kitchen Style | A | | AVERAGE |
| Kitchens | 2 | | |
| Extra Kitchens | 0 | | |
| Frame | 1 | | WOOD |
| Basement Floor | 12 | | CONCRETE |
| Bsmt Garage | | | |
| Units | 2 | | |
| WS Flues | | | |
| FBM Quality | | | |
| Fireplaces | 0 | | |

## CONSTRUCTION DETAIL (CONTINUED)

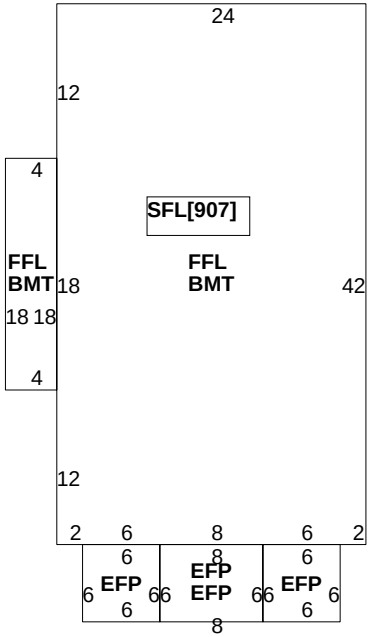
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| #Heat Sys | 2 | | |
| Central Vac | 0 | | NO |
| FBM Sqft | | | |
| Int vs Ext | S | | SAME |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 104 | TWO FAM | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 80.66 |
| Replace Cost | 181,726 |
| AYB | 1910 |
| EYB | 1970 |
| Dep Code | FA |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 44 |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 56 |
| Apprais Val | 101,800 |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| Misc Imp Ovr Comment | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 03 | GARAGE | OB | Outbuilding | L | 552 | 28.18 | 1930 | F | | FR | 50 | 7,000 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 1,080 | | 16.13 | 17,422 |
| EFP | ENCL PORCH | 0 | 168 | | 24.01 | 4,033 |
| FFL | 1ST FLOOR | 1,080 | 1,080 | | 80.66 | 87,112 |
| SFL | 2ND FLOOR | 907 | 907 | | 80.66 | 73,158 |
| | Ttl. Gross Liv/Lease Area: | 1,987 | 3,235 | 2,253 | | 181,726 |