

Property Location: 250 WESTWOOD AV

Account #4103

MAP ID: 5/ 10/ 2/ /

Bldg Name:

State Use: 101

Vision ID: 4036

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 19:59

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION																									
REINE SAMAR 250 WESTWOOD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																			
											RESIDENTL.		101						184,900		184,900																			
											RES LAND		101						75,900		75,900																			
SUPPLEMENTAL DATA																																								
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376865_2850471				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																	
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																									
REINE SAMAR MACGOWAN CHARLES R,			19274/ 186 03415/ 0063		05/25/2012 04/16/1969		U U		1 1		279,500 0		00		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value									
															2017		101		180,400		2016		101		178,500		2015		101		178,500									
															2017		101		74,200		2016		101		72,000		2015		101		72,000									
															Total:				254,600		Total:				250,500		Total:				250,500									
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 184,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 75,900 Special Land Value 0 Total Appraised Parcel Value 260,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 260,800																									
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																																								
EFP 1996 NC= BATH REMODEL EST, INT INSP NEEDED																																								
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												
32		02/11/2011		7		REMODEL		15,000				0				BATHROOM		03/30/2012						317		15		PERMIT VISIT												
304		12/12/1995		MN		Manual Note		4,300				0				PORCH		03/28/2012						250		22		MAILER SENT												
		01/01/1978		MN		Manual Note		0				0				FAM + GAR		03/23/2012						317		15		PERMIT VISIT												
																		06/03/2004						319		14		INSPECTED												
																		03/29/2004						316		2		MEASURED												
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								15,618 SF		5.40		1.0000		5		1.0000		1.00		MA		1.00				TRF2 190		.90		4.86		75,900	
Total Card Land Units:							0.36		AC		Parcel Total Land Area:							0.36		AC		Total Land Value:										75,900								

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+		AVG. (+)	FBM Sqft	480		
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	2		CONC BLOCK				
Exterior Wall 1	4		VINYL				
Exterior Wall 2	8		BRICK VENR				
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	4						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	9						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	1						
Fireplaces	2						

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	98.42
Replace Cost	237,092
AYB	1970
EYB	1995
Dep Code	GV
Remodel Rating	
Year Remodeled	
Dep %	22
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	78
Apprais Val	184,900
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	960		19.68	18,897
EFP	ENCL PORCH	0	252		29.68	7,480
FFL	1ST FLOOR	1,184	1,184		98.42	116,528
GAR	GARAGE	0	576		39.30	22,636
OFF	OPEN PORCH	0	70		9.84	689
TQS	3/4 STORY	720	960		73.81	70,862

Ttl. Gross Liv/Lease Area:	1,904	4,002	2,409	237,092
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