

Property Location: 110 WESTWOOD AV
Vision ID: 515

Account #527

MAP ID: 15A/ 61/ 1/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/14/2017 16:04

CURRENT OWNER

BRUNO NUNZIANTE II
CORTINA SANESSA K
110 WESTWOOD AV

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_378213_2852209

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
147,500
74,800
1,600

Assessed Value
147,500
74,800
1,600

Total223,900223,900

RECORD OF OWNERSHIP

BRUNO NUNZIANTE II
TWINBROOK ASSOCIATES LLC
US BANK NATIONAL ASSOC TR C/O
MCCORKINDALE JEFFREY C,
MCCORKINDALE,JEFFREY C
BOROWIK JOHN R + JUDY L,

BK-VOL/PAGE
20387/ 307
20047/ 177
20001/ 101
16383/ 279
13880/ 447
09707/ 0296

SALE DATE
08/13/2014
10/04/2013
09/04/2013
12/11/2006
01/05/2004
12/10/1996

q/u
Q
U
U
U
U
U

v/i
I
I
I
I
I
V

SALE PRICE
213,000
142,299
219,000
1
205,000
1

V.C.
00
1S
1L
F
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

141,400

2016

101

139,800

2015

101

139,800

2017

101

73,000

2016

101

70,800

2015

101

70,800

2017

101

1,600

2016

101

1,600

2015

101

1,600

Total:216,000Total:212,200Total:212,200

EXEMPTIONS

YearTypeDescriptionAmountCodeDescriptionNumberAmountComm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

SUB DIV #795

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)147,500

Appraised XF (B) Value (Bldg)0

Appraised OB (L) Value (Bldg)1,600

Appraised Land Value (Bldg)74,800

Special Land Value0

Total Appraised Parcel Value223,900

Valuation Method:C

Adjustment:0

Net Total Appraised Parcel Value223,900

BUILDING PERMIT RECORD

Permit IDIssue DateTypeDescriptionAmountInsp. Date% Comp.Date Comp.Comments

70

05/04/1998

11

POOL

1,500

0

126

06/03/1996

2

DWELLING

70,000

0

VISIT/CHANGE HISTORY

DateTypeISIDCdPurpose/Result

05/26/2017

105

1

LEFT NOTICE

07/16/2004

328

16

FIELDREV CHG

04/02/2004

250

22

MAILER SENT

03/17/2004

311

2

MEASURED

01/22/1999

105

15

PERMIT VISIT

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

101

ONE FAM

RC

12,000

SF

6.92

1.0000

5

1.0000

1.00

MA

1.00

TRF2

190

.90

6.23

74,800

Total Card Land Units:0.28ACParcel Total Land Area:0.28ACTotal Land Value:74,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		97.77	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		167,582	
AC Type	01		NONE	AYB		1996	
Bedrooms	3			EYB		2005	
Full Baths	1			Dep Code		GD	
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %		12	
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor				Overall % Cond		88	
Bsmt Garage				Apprais Val		147,500	
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			

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
07	POOL A-C	OB	Outbuilding	L	24	69.00	1998	A		GD	70	1,200
22	WOOD DK			L	64	9.20	1998	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	768		19.61	15,057	
FFL	1ST FLOOR	768	768		97.77	75,089	
SFL	2ND FLOOR	768	768		97.77	75,089	
WDK	WOOD DECK	0	172		13.64	2,347	
Ttl. Gross Liv/Lease Area:		1,536	2,476	1,714		167,582	

