Property Location: 275 WESTWOOD AV | **MAP ID:** 5/ 49/ 3/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 4073 | **Account #** 4140 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/07/2018 14:10

CURRENT OWNER

TOPULOS SIMON
TOPULOS CAROL A
275 WESTWOOD AVE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

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_376623_2849769	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	186,000	186,000
RES LAND	101	78,900	78,900
		Total 264,900	264,900

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TOPULOS SIMON	10742/ 428	04/28/1999	U	V	60,000	P
SPEIGHT ED,& CO INC	10742/ 426	04/28/1999	U	V	40,000	B
SPEIGHT EDWARD T TRUSTEE OF,	09089/ 0317	03/24/1995	U	V	475,000	G
GRIGGS	0/ 0		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	101	175,000	2017	101	168,900	2016	101	164,600
2018	101	78,900	2017	101	77,400	2016	101	75,100
	Total:	253,900		*Total:*	246,300		*Total:*	239,700

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	186,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	78,900
Special Land Value	0
Total Appraised Parcel Value	264,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	264,900

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

SUB DIV #771

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
32	03/24/1999	2	DWELLING	96,200		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/22/2016			105	3	MEAS+INSPCTD
05/27/2004			319	13	MISSED APPT
03/30/2004			316	2	MEASURED
11/04/1999			247	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	RB				25,623	SF	3.42	1.0000	5	1.0000	1.00	MA	1.00				TRF2	.90	.90	3.08	78,900

Total Card Land Units: 0.59 AC | **Parcel Total Land Area:** 0.59 AC | **Total Land Value:** 78,900

Property Location: 275 WESTWOOD AV **MAP ID:** 5/ 49/ 3/ / **Bldg Name:** **State Use:** 101

Vision ID: 4073 **Account #**4140 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/07/2018 14:10

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 STORY
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2			
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	6		CERAMIC TL
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	2		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	5		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	3		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

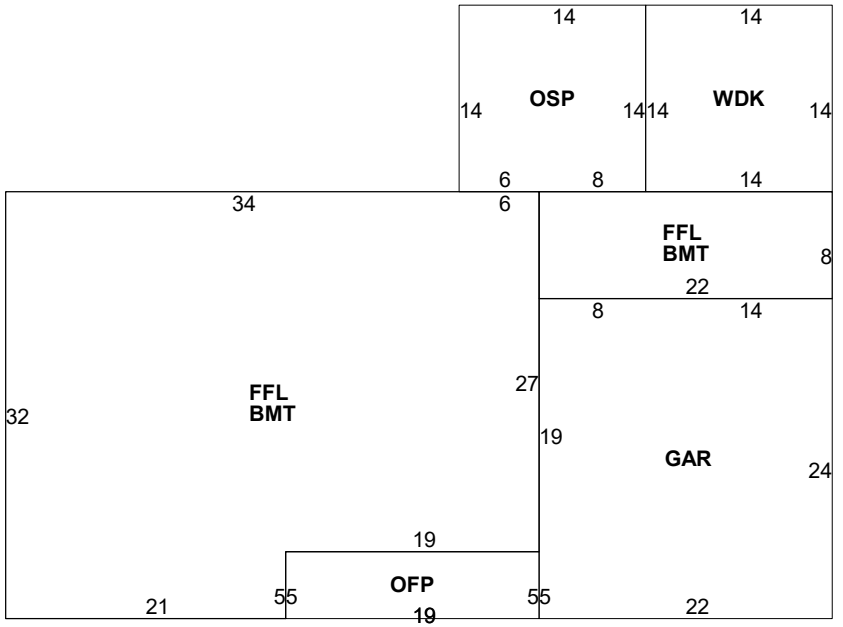
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	889		
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	109.42
Replace Cost	208,988
AYB	1999
EYB	2007
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	11
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	89
Apprais Val	186,000
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	1,361		21.87	29,762
FFL	1ST FLOOR	1,361	1,361		109.42	148,918
GAR	GARAGE	0	528		43.73	23,087
OFP	OPEN PORCH	0	95		11.52	1,094
OSP	SCRN PORCH	0	196		16.19	3,173
WDK	WOOD DECK	0	196		15.07	2,954
	Ttl. Gross Liv/Lease Area:	1,361	3,737	1,910		208,988