

Property Location		203 WESTWOOD AV		Map ID		4/ 55/ 1/ /		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 12/19/2019 10:21:46	
Vision ID		3414		Account #		3469		Bldg #		1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MANNING MARTIN J MANNING CHRISTINE R 203 WESTWOOD AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	177000	177,000		
						RES LAND	101	79500	79,500		
						RESIDNTL.	101	22500	22,500		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
GIS ID		F_377107_2851218				Total		279,000		279,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MANNING MARTIN J AHLER EUGENE S + LINDA S GUILD CURTIS		08774	0036	03-17-1994	U	I	122,500	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		07093	0135	02-09-1989	U	I	188,500		2019	101	170,700	2018	101	175,000	2017	101	168,700
		05681	0382	09-11-1984	U	I	0		101	81,800	101	81,800	101	80,000			
									101	22,500	101	22,200					
		Total						275000		Total		279000		Total		270900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MA

NOTES				
DB SUB-DIV #429 PS# 1168 FY20 SPLIT 15,119 SF TO 4-55-3 PER PLAN 204-79				

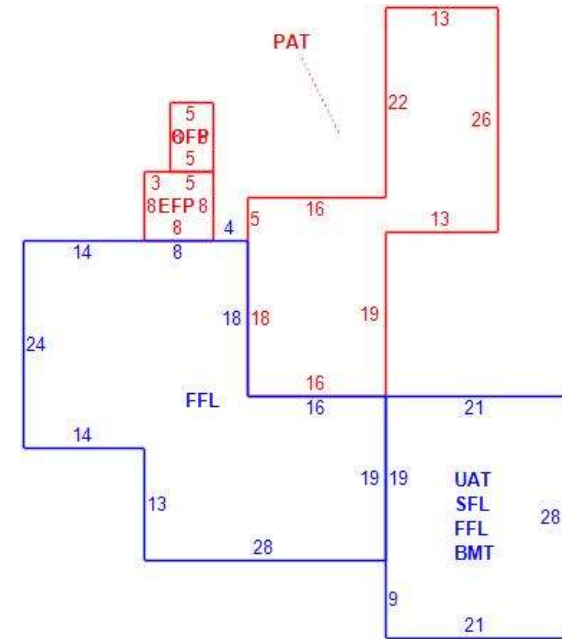
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result	
269	11-01-2009	10	SHED	2,000				20` X 8`	07-03-2018			333	2	MEASURED	
204	06-21-2005	4	ADDITION	5,000				OC 8/18/2005	03-23-2018			333	2	MEASURED	
169	06-24-2004	4	ADDITION	27,000				FAM RM	01-14-2010			316	15	PERMIT VISIT	
81	05-15-1998	9	ALTERATION	2,200				98 BP NVC	12-22-2005			311	2	MEASURED	
170	07-08-1996	3	GARAGE	4,000				GARAGE	11-28-2005			311	15	PERMIT VISIT	
121	05-31-1996	11	POOL	700				POOL	12-15-2004			311	15	PERMIT VISIT	
255	09-01-1994	MN	Manual Note	5,925				RELINE CHY	04-06-2004			250	22	MAILER SENT	

LAND LINE VALUATION SECTION																							
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value			
1	101	ONE FAM	RB				19,534	SF	4.52	1.000	5	LAND	1.00	MA	1.00		0	TRF2	0.9	1.000	4.07	79,500	
Total Card Land Units							0.448	AC	Parcel Total Land Area: 0.4484							Total Land Value							79,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate	84.29	
Interior Floor 2			RCN	252,797	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1812	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating	04	
Half Baths			Year Remodeled	2004	
Extra Fixtures	0		Depreciation %	30	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	177,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	3		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
04	GARAGE/L			L	480	30.48	1950	85	0.00	VG	G	1.25	15,500
02	SHED/FR			L	80	7.48	1996	70	0.00	GD	G	1.25	500
02	SHED/FR			L	112	7.48	1996	70	0.00	GD	G	1.25	700
22	WOOD DK			L	464	9.20	1996	70	0.00	GD	G	1.25	3,700
07	POOLA-C	OB	Outbuildi	L	20	69.00	2003	70	0.00	GD	A	1.00	1,000
02	SHED/FR			L	160	7.48	2009	70	0.00	GD	A	1.00	800
02	SHED/FR			L	64	7.48	2015	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	588		19.86	11,680	
EFB	ENCL PORCH	0	64		29.38	1,881	
FFL	1ST FLOOR	1,672	1,672		98.98	165,496	
OFP	OPEN PORCH	0	40		9.90	396	
PAT	PATIO	0	706		4.91	3,464	
SFL	2ND FLOOR	588	588		98.98	58,201	
UAT	UNFIN ATTC	0	588		19.86	11,680	
Ttl Gross Liv / Lease Area		2,260	4,246	2,554		252,797	



203 WESTWOOD AVE