

Property Location		218 WESTWOOD AV		Map ID		15/ 14/ B/ /		Bldg Name		State Use 101	
Vision ID		379		Account #		388		Bldg #		1	
								Sec #		1 of 1	
								Card #		1 of 1	
										Print Date 12/18/2019 9:37:19 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
NELEN JOSEPH F RULAND HOLLY A 218 WESTWOOD AVENUE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	178700	178,700		
						RES LAND	101	83900	83,900		
						RESIDNTL.	101	2200	2,200		
		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_377255_2850884				Total		264,800		264,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NELEN JOSEPH F TORCIA MICHAEL A DELLAQUILA STEPHEN J DION		08789	0030	03-31-1994	U	I	139,900	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		08229	0033	11-05-1992	U	V	58,000		2019	101	174,200	2018	101	158,800	2017	101	156,400
		06964	0332	09-14-1988	U	V	80,000		101	81,600	101	81,600	101	79,300			
		03099	0402	03-23-1965	U	I	0		101	2,200	101	2,800	101	2,800			
		Total						258000		Total		243200		Total		238500	

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
0001			101
Batch			
MA			

NOTES			
SUB DIV 598 + 656			

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	
138	05-16-2005	11	POOL	5,100				27' ABOVE GROUND	03-23-2018			333	3	MEAS+INSPCTD	
353	12-01-1992	MN	Manual Note	70,000				DWELLING	12-12-2005			311	15	PERMIT VISIT	
									04-28-2004			318	14	INSPECTED	
									04-02-2004			250	22	MAILER SENT	
									03-05-2004			311	2	MEASURED	
									01-26-1994			105	15	PERMIT VISIT	
									02-25-1993			131	15	PERMIT VISIT	

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				33,160 SF	2.81	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	2.53	83,900
Total Card Land Units							0.761	AC	Parcel Total Land Area: 0.7612							Total Land Value					83,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		104.02
Interior Floor 1	4	CARPET	RCN		210,204
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	2		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		85
Extra Kitchens	0		RCNLD		178,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	480		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
07	POOL A-C	OB	Outbuildi	L	27	69.00	2005	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	192	9.20	2005	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,189	1,189		140.89	167,515	
LLV	LOWR LEVEL	0	1,104		35.22	38,885	
OFF	OPEN PORCH	0	28		15.10	423	
WDK	WOOD DECK	0	168		20.13	3,381	
Ttl Gross Liv / Lease Area		1,189	2,489	1,492		210,204	

