

Property Location

226 WESTWOOD AV

Map ID

15/ 14A/ C/ /

Bldg Name

State Use

101

Vision ID

380

Account #

389

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 9:37:30 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
LEARY DANIEL HAILE HOLLY 226 WESTWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377064_2850837		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		193200		193,200																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		80400		80,400																									
										RESIDNTL.		101		400		400																									
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#																															
Total										274,000								274,000																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
LEARY DANIEL KAUSAR SADIA CLIFFORD,PHILLIP R CLIFFORD,PHILLIP R CIMINO FRANK J,		21434 0052		11-04-2016		Q I		I		252,000		00		Year		Code		Assessed		Year		Code		Assessed																	
		16301 0413		11-01-2006		U I		I		240,000				2019		101		188,700		2018		101		177,300																	
		13026 0222		03-11-2003		U I		I		100		1A				101		77,900		2017		101		76,100																	
		12334 0378		05-20-2002		U I		I		190,000				101		400		101		400		101		400																	
11919 0165		10-16-2001		U I		I		100		1A				Total		267000		Total		255600		Total		238000																	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																									
Total		0.00																																							
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)																															
0001						101		MA		Appraised Xf (B) Value (Bldg)																															
																		Appraised Ob (B) Value (Bldg)																							
																		Appraised Land Value (Bldg)																							
																		Special Land Value																							
																		Total Appraised Parcel Value																							
																		Valuation Method																							
																		Adjustment																							
																		Net Total Appraised Parcel Value																							
																		274,000																							
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													
135		05-20-2010		12		REROOF		2,000								NVC		01-23-2017						317		16		FIELDREV CHG													
38		03-30-1998		7		REMODEL		8,000								DWELLING		03-31-2014						317		15		PERMIT VISIT													
330		11-01-1993		MN		Manual Note		110,000										06-04-2013						105		15		PERMIT VISIT													
																		06-08-2012						317		15		PERMIT VISIT													
																		12-03-2010						317		15		PERMIT VISIT													
																		02-23-2010						316		14		INSPECTED													
																		04-21-2004						319		14		INSPECTED													
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								22,260 SF		4.01		1.000		5		LAND		1.00		MA		1.00				0 TRF2		0.9		1.000		3.61		80,400	
Total Card Land Units														0.511		AC		Parcel Total Land Area: 0.5110										Total Land Value										80,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
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		100.72	
Interior Floor 1	4	CARPET	RCN		235,667	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1993	
Heat Type	1	FORCED H/A	Effective Year Built		2000	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		18	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		82	
Extra Kitchens	1		RCNLD		193,200	
Extra Kitchen St	A	AVERAGE	Dep % Ovr			
FBM Sqft	552		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
02	SHED/FR			L	80	7.48	1998	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,280	1,280		145.38	186,091	
LLV	LOWR LEVEL	0	1,224		36.35	44,487	
OPF	OPEN PORCH	0	12		12.12	145	
WDK	WOOD DECK	0	240		20.60	4,943	
Ttl Gross Liv / Lease Area		1,280	2,756	1,621		235,667	

