

Property Location		250 WESTWOOD AV		Map ID		5/ 10/ 2/ /		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 12/19/2019 12:12:45	
Vision ID		4036		Account #		4103		Bldg #		1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ROY GINA M 250 WESTWOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDENTL.	101	205500	205,500		
						RES LAND	101	78100	78,100		
		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_376865_2850471				Total		283,600		283,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROY GINA M REINE SAMAR MACGOWAN CHARLES R,		22207	0408	06-07-2018	Q	I	280,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		19274	0186	05-25-2012	U	I	279,500	00	2019	101	199,900	2018	101	184,900	2017	101	180,400
		03415	0063	04-16-1969	U	I	0			101	75,900		101	75,900		101	74,200
		Total						275800		Total		260800		Total		254600	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 205,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 78,100 Special Land Value 0 Total Appraised Parcel Value 283,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 283,600									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MA	

NOTES									
EFP 1996 NC= BATH REMODEL EST, INT INSP NEEDED									

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					
32	02-11-2011	7	REMODEL	15,000				BATHROOM	03-30-2012			317	15	PERMIT VISIT					
304	12-12-1995	MN	Manual Note	4,300				PORCH	03-28-2012			250	22	MAILER SENT					
	01-01-1978	MN	Manual Note					FAM + GAR	03-23-2012			317	15	PERMIT VISIT					
									06-03-2004			319	14	INSPECTED					
									03-29-2004			316	2	MEASURED					
									12-17-1996			200	15	PERMIT VISIT					
									02-01-1995			107	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				15,618	SF	5.56	1.000	5	LAND	1.00	MA	1.00		0	TRF2	0.9	1.000	5.00	78,100	
Total Card Land Units							0.359	AC	Parcel Total Land Area: 0.3585							Total Land Value							78,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	85.64	
Interior Floor 2	4	CARPET	RCN	263,402	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1970	
AC Type	03	FULL	Effective Year Built	1996	
Bedrooms	4		Depreciation Code	GV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	22	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	78	
Extra Kitchen St			RCNLD	205,500	
FBM Sqft	480		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			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

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	960		21.87	20,993					
EFB	ENCL PORCH	0	252		32.98	8,310					
FFL	1ST FLOOR	1,184	1,184		109.34	129,460					
GAR	GARAGE	0	576		43.66	25,148					
OPF	OPEN PORCH	0	70		10.93	765					
TQS	3/4 STORY	720	960		82.01	78,725					
Ttl Gross Liv / Lease Area		1,904	4,002	2,409			263,402				

