

Property Location

256 WESTWOOD AV

Map ID

5/ 11/ 3/ /

Bldg Name

State Use

101

Vision ID

4037

Account #

4104

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:12:54

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CHABAN MARIE L 30 MEADOWBROOK RD AGAWAM MA 01001 GIS ID F_376879_2850355		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	121300	121,300												
						RES LAND	101	78600	78,600												
						RESIDNTL.	101	700	700												
		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#															
						Total		200,600	200,600												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CHABAN MARIE L		19778 0267	04-17-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed								
CHABAN MARIE L,		16196 0578	09-16-2006	U	I	1	1A	2019	101	117,900	2018	101	110,400								
CHABAN,MARIE L		13175 0495	05-07-2003	U	I	1	1A							101	76,300	101	76,300	2017	101	74,400	
CHABAN MARIE L,		08861 0583	06-17-1994	U	I	110,000	101														700
MARTIN JAMES M + ALICE		08629 0572	11-12-1993	U	I	1	1A	Total		194900	Total		187400	Total		184400					
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) 121,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 78,600 Special Land Value 0 Total Appraised Parcel Value 200,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 200,600												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
2012 NEW ROOF, WINDOWS, SIDING & DOORS																					
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							
201102751 266	10-12-2011	21	SIDING	6,200					06-01-2012			317	15	PERMIT VISIT							
	10-09-2001	10	SHED	400					06-05-2004			319	14	INSPECTED							
									04-05-2004			250	22	MAILER SENT							
									03-29-2004			316	2	MEASURED							
									12-18-2001			105	15	PERMIT VISIT							
									04-24-1992			131	14	INSPECTED							
									04-01-1992			107	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				16,688 SF	5.23	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	4.71	78,600
Total Card Land Units							0.383	AC	Parcel Total Land Area:				0.3831	Total Land Value							78,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	101.14	
Interior Floor 2	4	CARPET	RCN	170,871	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1969	
AC Type	03	FULL	Effective Year Built	1989	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	29	
Total Rooms	5		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	71	
Extra Kitchen St			RCNLD	121,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	140	7.48	2001	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		23.05	25,169	
EFP	ENCL PORCH	0	108		34.21	3,695	
FFL	1ST FLOOR	1,092	1,092		115.45	126,075	
GAR	GARAGE	0	336		46.04	15,471	
OPF	OPEN PORCH	0	36		12.83	462	
Ttl Gross Liv / Lease Area		1,092	2,664	1,480		170,871	

