

Property Location

324 WESTWOOD AV

Map ID

5/ 33/ 23/ /

Bldg Name

State Use

101

Vision ID

4056

Account #

4123

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:16:04

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
NADEAU RONALD D 324 WESTWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_376752_2849191		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	92500	92,500											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	84200	84,200											
										RESIDNTL.	101	300	300											
		SUPPLEMENTAL DATA								Total				177,000	177,000									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
NADEAU RONALD D NADEAU ERNEST E,		12909 02281		0544 0513		01-26-2003 12-07-1953		U U		I I		100 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2019	101	90,100	2018	101	83,400	2017	101	81,900		
															101	81,800		101	81,800		101	80,000		
															101	300		101	300		101	300		
														Total		172200	Total		165500	Total		162200		
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																		APPROAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								92,500						
0001						101		MA		Appraised Xf (B) Value (Bldg)								0						
										Appraised Ob (B) Value (Bldg)								300						
										Appraised Land Value (Bldg)								84,200						
										Special Land Value								0						
										Total Appraised Parcel Value								177,000						
										Valuation Method								C						
										Adjustment														
										Net Total Appraised Parcel Value								177,000						
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									
92	01-01-1982	MN	Manual Note							01-22-2016			105	2	MEASURED									
										04-05-2004			250	22	MAILER SENT									
										03-29-2004			316	2	MEASURED									
										09-12-1990			131	11	ENTRY DENIED									
										02-14-1983			500	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				34,349 SF	2.72	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	2.45	84,200			
							Total Card Land Units	0.789	AC	Parcel Total Land Area:				0.7885								Total Land Value	84,200	

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State Use 101
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	19	TEX 111	Code	Description	Percentage
Exterior Wall 2	16	STONE VENR	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		89.66
Interior Floor 1	4	CARPET	RCN		201,194
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1958
Heat Type	1	FORCED H/A	Effective Year Built		1964
AC Type	03	FULL	Depreciation Code		FR
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		54
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		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		46
Extra Kitchens	0		RCNLD		92,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	314		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
01	SHED/MTL			L	90	5.18	1959	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	802		21.26	17,050	
FFL	1ST FLOOR	1,610	1,610		106.56	171,569	
LLV	LOWR LEVEL	0	448		26.64	11,935	
OFF	OPEN PORCH	0	57		11.22	639	
Ttl Gross Liv / Lease Area		1,610	2,917	1,888		201,194	

