

Property Location 257 WESTWOOD AV		Map ID 5/ 43/ 9R/ /		Bldg Name		State Use 101	
Vision ID 4067		Account # 4134		Bldg # 1		Print Date 12/19/2019 12:17:38	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
DIMICHELE BENEDETTO R DIMICHELE SUSIE M 257 WESTWOOD AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	254800	254,800		
						RES LAND	101	81500	81,500		
						RESIDNTL.	101	1900	1,900		
		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_376608_2850332						Total 338,200 338,200					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DIMICHELE BENEDETTO R RUSSO,GERALD R DONOVAN,MICHAEL P DONOVAN,MICHAEL P SPEIGHT,ED & CO INC		15982	0335	06-07-2006	U	I	296,000	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14546	0349	10-07-2004	U	I	348,562		2019	101	247,800	2018	101	231,600	2017	101	220,500
		13898	0533	01-09-2004	U	I	1	1A		101	79,200		101	79,200		101	77,600
		11176	0333	04-28-2000	U	I	218,000			101	1,900		101	1,900		101	700
		10810	0072	06-17-1999	U	V	40,000	1A	Total		328900	Total		312700	Total		298800

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)					254,800
0001			101	MA	Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					1,900
					Appraised Land Value (Bldg)					81,500
					Special Land Value					0
					Total Appraised Parcel Value					338,200
					Valuation Method					C
					Adjustment					
					Net Total Appraised Parcel Value					338,200

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					
201601945	06-15-2016	11	POOL	4,000	06-08-2017	100	06-08-2017	24' PROJECT CANCEL	06-08-2017			317	15	PERMIT VISIT					
176	06-20-2002	10	SHED	1,000					03-16-2017				317	15	PERMIT VISIT				
94	05-14-1999	2	DWELLING	186,000					02-25-2011				317	14	INSPECTED				
									12-15-2004				311	15	PERMIT VISIT				
									01-26-2004				311	15	PERMIT VISIT				
									12-19-2002				274	15	PERMIT VISIT				
									01-15-2001				247	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				26,473 SF	3.42	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.08	81,500	
Total Card Land Units							0.608	AC	Parcel Total Land Area: 0.6077							Total Land Value							81,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		80.29
Interior Floor 1	3	HARDWOOD	RCN		286,322
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1999
Heat Type	1	FORCED H/A	Effective Year Built		2007
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		89
Extra Kitchens	0		RCNLD		254,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	128	7.48	2009	70	0.00	GD	A	1.00	700
07	POOLA-C	OB	Outbuildi	L	24	69.00	2016	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,200		18.57	22,289	
FFL	1ST FLOOR	1,213	1,213		92.87	112,653	
GAR	GARAGE	0	528		37.11	19,596	
HST	HALF STORY	264	528		46.44	24,518	
OPF	OPEN PORCH	0	27		10.32	279	
SFL	2ND FLOOR	840	840		92.87	78,012	
TQS	3/4 STORY	243	324		69.65	22,568	
WDK	WOOD DECK	0	496		12.92	6,408	
Ttl Gross Liv / Lease Area		2,560	5,156	3,083		286,322	

