

Property Location		275 WESTWOOD AV		Map ID		5/ 49/ 3/ /		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 12/19/2019 12:18:30	
Vision ID		4073		Account #		4140		Bldg #		1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
TOPULOS SIMON TOPULOS CAROLA 275 WESTWOOD AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	190800	190,800				
						RES LAND	101	81200	81,200				
		DRAINAGE		VIEW	COMMUNITY								
		SUPPLEMENTAL DATA				Total				272,000	272,000		
GIS ID		F_376623_2849769		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
TOPULOS SIMON SPEIGHT ED, & CO INC SPEIGHT EDWARD T TRUSTEE OF, GRIGGS		10742	0428	04-28-1999	U	V	60,000	1P	Year	Code	Assessed	Year	Code	Assessed	
		10742	0426	04-28-1999	U	V	40,000	1B	2019	101	186,000	2018	101	175,000	
		09089	0317	03-24-1995	U	V	475,000	1		101	78,900		101	77,400	
		0000	0000		U		0								
		Total						264900		Total		253900		Total	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MA

NOTES				
SUB DIV #771				

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	03-24-1999	2	DWELLING	96,200					01-22-2016			105	3	MEAS+INSPCTD	
									05-27-2004			319	13	MISSED APPT	
									03-30-2004			316	2	MEASURED	
									11-04-1999			247	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				25,623	SF	3.52	1.000	5	LAND	1.00	MA	1.00		0	TRF2	0.9	1.000	3.17	81,200	
Total Card Land Units							0.588	AC	Parcel Total Land Area: 0.5882							Total Land Value							81,200

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	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		89.30
Interior Floor 1	3	HARDWOOD	RCN		214,431
Interior Floor 2	6	CERAMIC TL	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	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		11
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		89
Extra Kitchens	0		RCNLD		190,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	889		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			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,361		22.44	30,537
FFL	1ST FLOOR	1,361	1,361		112.27	152,796
GAR	GARAGE	0	528		44.86	23,688
OFP	OPEN PORCH	0	95		11.82	1,123
OSP	SCRN PORCH	0	196		16.61	3,256
WDK	WOOD DECK	0	196		15.47	3,031
	Ttl Gross Liv / Lease Area	1,361	3,737	1,910		214,431

