

AV
Account # 508

Map ID 15A/ 39/ 344/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 9:55:43 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
BOULANGER NICOLE M 97 WESTWOOD AVENUE EAST LONGMEADOW MA 01028 GIS ID F_378175_2852400												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		116900		116,900																											
												RES LAND		101		75300		75,300																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		400																											
				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		192,600		192,600																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
BOULANGER NICOLE M BOSAK,MICHAEL G AVEYARD,ANTHONY P R I WATERMAN PROPERTIES INC, FISHBEIN,GRAYCE S				15349 0456		09-09-2005		U		I		220,000		1S 1L		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				13891 0488		01-09-2004		U		I		169,000				2019		101		113,700		2018		101		104,800		2017		101		103,700													
				11557 0006		03-27-2001		U		I		64,000						101		73,200				101		73,200				101		71,500													
				11550 0447		03-22-2001		U		I		50,000						101		400				101		500				101		500													
				03365 0581		09-16-1968		U		I		0																																	
				Total												187300		Total		178500		Total		175700																					
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 BLDG. Value (Card) 116,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 75,300 Special Land Value 0 Total Appraised Parcel Value 192,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 192,600																											
Nbhd		Nbhd Name		B		Tracing		Batch																																					
0001						101		MA																																					
NOTES																																													
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																	
77		04-22-2009		9		ALTERATION		30,000								ROOF, SIDING, WIN		03-23-2018						333		3		MEAS+INSPCTD																	
184		06-01-1987		MN		Manual Note		180								SHED		12-03-2009						317		15		PERMIT VISIT																	
166		01-01-1986		MN		Manual Note										ADDITION		04-12-2004						319		14		INSPECTED																	
																		03-24-2004						AO		22		MAILER SENT																	
																		03-15-2004						311		2		MEASURED																	
																		07-09-1992						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		RC								7,000		SF		11.96		1.000		5		LAND		1.00		MA		1.00				0		TRF2		0.9		1.000		10.76		75,300	
														Total Card Land Units 0.161 AC Parcel Total Land Area: 0.1607														Total Land Value 75,300																	

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	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	4	CARPET	Adj Base Rate		102.84
Interior Floor 2	5	LINO/VINYL	RCN		167,033
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1968
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		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		70
Extra Kitchen St			RCNLD		116,900
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	96	7.48	1987	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		23.59	18,115	
FFL	1ST FLOOR	868	868		117.63	102,102	
HST	HALF STORY	384	768		58.81	45,169	
WDK	WOOD DECK	0	100		16.47	1,647	
Ttl Gross Liv / Lease Area		1,252	2,504	1,420		167,033	

