

State Use 101
Print Date 12/18/2019 9:56:39 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
CANGRO JOANNE 89 WESTWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_378245_2852505												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	103200		103,200														
												RES LAND		101	76300		76,300														
				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		179,900		179,900															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
CANGRO JOANNE CANGRO LOUIS A JR + AMELI				09723 0033		12-24-1996		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				02069 0339		09-01-1950		U		I		0				2019	101	100,300	2018	101	92,500	2017	101	92,800							
																101	74,100	101	74,100	101	72,400										
																101	400	101	400	101	400										
				Total		0.00								Total		174800		Total		167000		Total		165600							
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																															
Nbhd		Nbhd Name				B		Tracing				Batch																			
0001								101				MA																			
NOTES																															
																APPRAISED VALUE SUMMARY															
																Appraised BLDG. Value (Card)								103,200							
																Appraised Xf (B) Value (Bldg)								0							
																Appraised Ob (B) Value (Bldg)								400							
																Appraised Land Value (Bldg)								76,300							
																Special Land Value								0							
																Total Appraised Parcel Value								179,900							
																Valuation Method								C							
																Adjustment															
																Net Total Appraised Parcel Value								179,900							
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								
201602111		07-15-2016		25	WINDOWS		3,891		03-16-2017		100		03-16-2017		9 REPLACEMENT N		03-16-2017				317	15	PERMIT VISIT								
																	04-13-2004				319	14	INSPECTED								
																	04-02-2004				AO	22	MAILER SENT								
																	03-16-2004				311	2	MEASURED								
																	03-16-2004				316	2	MEASURED								
																	07-22-1991				181	3	MEAS+INSPCTD								
																	06-27-1980				500	3	MEAS+INSPCTD								
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				10,000	SF	8.48	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	7.63	76,300						
Total Card Land Units								0.230		AC	Parcel Total Land Area: 0.2296								Total Land Value								76,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmnt 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	8	BRICK VENT	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		96.97
Interior Floor 1	4	CARPET	RCN		181,097
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		103,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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
19	PATIO			L	250	5.75	1950	30	0.00	PR	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	968		21.98	21,280
EFB	ENCL PORCH	0	140		32.91	4,607
FFL	1ST FLOOR	968	968		109.69	106,179
GAR	GARAGE	0	384		43.99	16,892
OPF	OPEN PORCH	0	28		11.75	329
UHS	UNFIN HALF STORY	0	968		32.86	31,810
Ttl Gross Liv / Lease Area		968	3,456	1,651		181,097

