

Property Location

110 WESTWOOD AV

Map ID

15A/ 61/ 1/ /

Bldg Name

State Use

101

Vision ID

515

Account #

527

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 9:55:42 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW															
BRUNO NUNZIANTE II CORTINA SANESSA K 110 WESTWOOD AV EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed																
										RESIDNTL.	101	169600	169,600																
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	77000	77,000																
										RESIDNTL.	101	1600	1,600																
		SUPPLEMENTAL DATA								Total				248,200	248,200														
GIS ID		F_378213_2852209		Mailed		Assoc Pid#																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
BRUNO NUNZIANTE II TWINBROOK ASSOCIATES LLC US BANK NATIONAL ASSOC TR C/O MCCORKINDALE JEFFREY C, MCCORKINDALE,JEFFREY C		20387 0307		08-13-2014		Q		I		213,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
		20047 0177		10-04-2013		U		I		142,299		1S		2020	101	162,500	2019	101	157,900	2018	101	147,500							
		20001 0101		09-04-2013		U		I		219,000		1L			101	77,000		101	74,800		101	74,800							
		16383 0279		12-11-2006		U		I		1		1F			101	1,600		101	1,600		101	1,600							
		13880 0447		01-05-2004		U		I		205,000				Total		241100	Total		234300	Total		223900							
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																													
SUB DIV #795																													
BUILDING PERMIT RECORD																													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
202002118		07-20-2020		9		ALTERATION		65,517		06-27-2019		0		06-27-2019		FINISH BMT 572 SQ		05-26-2017						105		1		LEFT NOTICE	
201902048		05-19-1999		62		SOLAR						100						07-16-2004						328		16		FIELDREV CHG	
70		05-04-1998		11		POOL		1,500										04-02-2004						250		22		MAILER SENT	
126		06-03-1996		2		DWELLING		70,000										03-17-2004						311		2		MEASURED	
																		01-22-1999						105		15		PERMIT VISIT	
																		12-18-1996						200		2		MEASURED	
																		06-30-1980						500		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		RC				12,000 SF		7.13	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	6.42	77,000					
Total Card Land Units								0.275	AC	Parcel Total Land Area:								0.2755	Total Land Value								77,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
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	
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	101.77	
Interior Floor 2	3	HARDWOOD	RCN	197,234	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1996	
AC Type	01	NONE	Effective Year Built	2004	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	14	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	86	
Extra Kitchen St			RCNLD	169,600	
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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1998	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	64	9.20	1998	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	86	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		23.07	17,721	
FFL	1ST FLOOR	768	768		115.07	88,376	
SFL	2ND FLOOR	768	768		115.07	88,376	
WDK	WOOD DECK	0	172		16.06	2,762	
Ttl Gross Liv / Lease Area		1,536	2,476	1,714		197,234	

