

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
PLATT VICTOR A 191 WESTWOOD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	103500		103,500											
												RES LAND		101	76800		76,800											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4700		4,700											
				SUPPLEMENTAL DATA										Total		185,000		185,000										
GIS ID F_377227_2851335				Mailed				Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
PLATT VICTOR A RYAN ,KATHERINE T				17468 03716		0094 0352		09-10-2008 08-03-1972		U U		I I		184,000 0		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																2020		101	97,900	2019	101	95,700	2018	101	87,800			
																		101	76,800		101	74,600		101	74,600			
																		101	4,700		101	4,700		101	4,700			
		Total										179400		Total		175000		Total		167100								
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		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 103,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,700 Appraised Land Value (Bldg) 76,800 Special Land Value 0 Total Appraised Parcel Value 185,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 185,000																		
0001						101		MA																				
NOTES																												
SUB DIV #576																												
BUILDING PERMIT RECORD																												
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result			
309		11-07-2000		12		REROOF		6,000								NVC		06-02-2017					105	2	MEASURED			
56		04-23-1998		1		PORCH		6,000										03-16-2004					317	3	MEAS+INSPCTD			
154		06-24-1996		4		ADDITION		5,500								ADDITION		01-17-2001					247	15	PERMIT VISIT			
215		10-01-1991		MN		Manual Note		20,000								ADDITION		01-22-1999					105	15	PERMIT VISIT			
295		09-01-1987		MN		Manual Note		10,000								BATH		12-20-1996					200	15	PERMIT VISIT			
																		04-28-1992					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				11,602	SF	7.36		1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	6.62	76,800		
Total Card Land Units								0.266	AC	Parcel Total Land Area: 0.2663								Total Land Value										76,800

Property Location 191 WESTWOOD AV
 Vision ID 612 Account # 633

Map ID 15C/ 7/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 10:08:47

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	2	CLAPBOARD	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	2	PLASTER	Adj Base Rate	79.98	
Interior Floor 1	3	HARDWOOD	RCN	181,533	
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1915	
Heat Type	5	STEAM	Effective Year Built	1975	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		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	103,500	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	280	28.18	1965	60	0.00	AV	A	1.00	4,700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	480		20.16	9,676
EFP	ENCL PORCH	0	54		29.87	1,613
FFL	1ST FLOOR	922	922		100.80	92,934
OSP	SCRN PORCH	0	140		15.12	2,117
SFL	2ND FLOOR	744	744		100.80	74,992
UCN	UNFIN CAN	0	30		6.72	202
Ttl Gross Liv / Lease Area		1,666	2,370	1,801		181,533

