

Property Location		292 WESTWOOD AV		Map ID		5/ 30/ G/ /		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 11-04-2020 12:23:18	
Vision ID		6619		Account #		6729		Bldg #		1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
LYNCH JAMES B LYNCH OLGAA 290 WESTWOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDENTL.	101	187600	187,600		
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	89800	89,800		
		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		277,400	277,400		
GIS ID		F_376959_2849532									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LYNCH JAMES B HOWELL CONSTANCE M HEIRS & DEV HOWELL CHARLES M		21872	0234	09-25-2017	U	I	280,000	1T	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		15260	0170	08-18-2005	U	I	100	1A	2020	101	178,800	2019	101	174,400	2018	101	162,700
		03776	0491	02-21-1973	U	I	0			101	89,800		101	87,400		101	87,400
		Total						Total		268600	Total		261800	Total		250100	

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
0001			101
Batch			
MA			

NOTES			
SUB DIV #610 + 784 SUB DIV 969-FY2011			
SUB DIV 1055-.076 AC TO PARCEL ID			
5-60-F-BK PLANS 354-45- NO DEED TRANSFER			
FY16 PLAN 1128 BK 20543 P492 DATED			
12/22/14 - 3524 SF (LOT G-1) TO PARCEL			
5-60-F			

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
									10-18-2013			317	3	MEAS+INSPCTD
									04-20-1992			131	14	INSPECTED
									04-01-1992			107	22	MAILER SENT
									09-12-1990			131	2	MEASURED
									02-21-1985			250	1	LEFT NOTICE

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				40,000	SF	2.39	1.000	5	LAND	1.00	MA	1.00		0	TRF2	0.9	1.000	2.15	86,000
1	101	ONE FAM	RB				0.540	AC	7,000	1.000	0		1.00	MA	1.00		0			1.000	7,000	3,800
Total Card Land Units							1.458	AC	Parcel Total Land Area: 1.4583							Total Land Value					89,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
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	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	93.02	
Interior Floor 2			RCN	267,972	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		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	187,600	
FBM Sqft	1307		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,285		23.87	54,549
EFP	ENCL PORCH	0	154		35.65	5,491
FFL	1ST FLOOR	1,628	1,628		119.36	194,324
OFP	OPEN PORCH	0	265		12.16	3,223
WDK	WOOD DECK	0	622		16.70	10,385
Ttl Gross Liv / Lease Area		1,628	4,954	2,245		267,972

