

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCGREGOR BRITTANIE L 126 WESTWOOD AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		105	169000		169,000												
												RES LAND		105	81100		81,100												
				DRAINAGE				VIEW		COMMUNITY																			
				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#																					
GIS ID F_378060_2851960												Total		250,100		250,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCGREGOR BRITTANIE L HSB INVESTMENTS LLC BERNAL HUGO S BERCAN ASSOCIATES INC, THE ACADEMY GROUP LLC,				23677		0152		01-28-2021		U		I		300,000		1T		Year		Code		Assessed		Year		Code		Assessed	
				22507		0150		12-31-2018		U		I		1		1B		2021		105		148,900		2020		105		142,200	
				15610		0400		12-22-2005		U		I		1		1B				105		75,000				105		72,800	
				14684		0424		12-08-2004		U		I		213,000															
				13741		0368		11-03-2003		U		I		1		1B													
																Total		223,900		Total		217,200		Total		210,900			
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								105				MA																	
NOTES																													
</																													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor		
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.75	2 3/4 STORIES	Units	3	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			105	3 FAMILY	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	1	DRYWALL	Adj Base Rate		83.44
Interior Floor 1	3	HARDWOOD	RCN		296,570
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1924
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	3		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		169,000
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,064		19.81	21,078	
EFB	ENCL PORCH	0	288		29.55	8,510	
FFL	1ST FLOOR	1,064	1,064		98.96	105,289	
SFL	2ND FLOOR	962	962		98.96	95,195	
TQS	3/4 STORY	672	896		74.22	66,498	
Ttl Gross Liv / Lease Area		2,698	4,274	2,997		296,570	

