

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	107900		107,900																			
												RES LAND		101	83100		83,100																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4700		4,700																			
				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_377227_2851335												Total		195,700		195,700																				
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											
																2021		101	103,500	2020	101	97,900	2019	101	95,700											
																		101	76,800		101	76,800		101	74,600											
																		101	4,700		101	4,700		101	4,700											
												Total		185,000		Total		179,400		Total		175,000														
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 #576														Appraised BLDG. Value (Card)														107,900								
														Appraised Xf (B) Value (Bldg)														0								
														Appraised Ob (B) Value (Bldg)														4,700								
														Appraised Land Value (Bldg)														83,100								
														Special Land Value														0								
														Total Appraised Parcel Value														195,700								
														Valuation Method														C								
														Adjustment																						
														Net Total Appraised Parcel Value														195,700								
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												
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	7.95		1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	7.16	83,100										
Total Card Land Units																		0.27		AC	Parcel Total Land Area: 0.27				Total Land Value										83,100	

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	83.98	
Interior Floor 1	3	HARDWOOD	RCN	189,385	
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	107,900	
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		21.03	10,095
EFB	ENCL PORCH	0	54		31.16	1,682
FFL	1ST FLOOR	922	922		105.16	96,953
OSP	SCRN PORCH	0	140		15.77	2,208
SFL	2ND FLOOR	744	744		105.16	78,236
UCN	UNFIN CAN	0	30		7.01	210
Ttl Gross Liv / Lease Area		1,666	2,370	1,801		189,385

