

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
LYNCH JAMES B LYNCH OLGA A 290 WESTWOOD AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	194900		194,900											
												RES LAND		101	96600		96,600											
				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_376959_2849532												Total		291,500		291,500												
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		2021		101	187,600	2020	101	178,800	2019	101	174,400			
				03776 0491		02-21-1973		U		I		0						101	89,800		101	89,800		101	87,400			
														Total		277,400		Total		268,600		Total		261,800				
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 #610 + 784 SUB DIV 969-FY2011														Appraised BLDG. Value (Card)										194,900				
SUB DIV 1055-.076 AC TO PARCEL ID														Appraised Xf (B) Value (Bldg)										0				
5-60-F-BK PLANS 354-45- NO DEED TRANSFER														Appraised Ob (B) Value (Bldg)										0				
FY16 PLAN 1128 BK 20543 P492 DATED														Appraised Land Value (Bldg)										96,600				
12/22/14 - 3524 SF (LOT G-1) TO PARCEL														Special Land Value										0				
5-60-F														Total Appraised Parcel Value										291,500				
														Valuation Method										C				
														Adjustment														
														Net Total Appraised Parcel Value										291,500				
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	2.58	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	2.32	92,800		
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								1.46	AC	Parcel Total Land Area: 1.46														Total Land Value				96,600

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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		97.67
Interior Floor 1	4	CARPET	RCN		278,411
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1960
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		30
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		70
Extra Kitchens	0		RCNLD		194,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1307		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	2,285		24.80	56,674	
EFP	ENCL PORCH	0	154		37.04	5,705	
FFL	1ST FLOOR	1,628	1,628		124.01	201,894	
OPF	OPEN PORCH	0	265		12.64	3,348	
WDK	WOOD DECK	0	622		17.35	10,789	
Ttl Gross Liv / Lease Area		1,628	4,954	2,245		278,411	

