

Property Location

24 WESTWOOD AV

Map ID

14/ 5/ 18/ /

Bldg Name

State Use

101

Vision ID

280

Account #

287

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:56:09

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NASSAR MARIA J + STOLAR ANDRE C/O ANZALOTTI 19 ELIZABETH CR LONGMEADOW MA 01106		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	96200	96,200												
						RES LAND	101	84300	84,300												
						RESIDNTL.	101	400	400												
		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_379290_2852931						Total 180,900 180,900															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
NASSAR MARIA J + STOLAR ANDREA J CO COLBY ANZALOTTI BARBARA J KERN DAVID + LINDA JEAN, FORTINI ELEANOR R		20664	0247	04-15-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed							
		10588	0482	12-28-1998	U	I	89,000		2022	101	84,400	2021	101	81,000							
		08808	0388	04-21-1994	U	I	1	1A		101	76,700		101	71,000							
		05407	0247	03-17-1983	U	I	11,000	1A		101	400		101	400							
						Total 161,500 152,400 148,100															
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 96,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 84,300 Special Land Value 0 Total Appraised Parcel Value 180,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 180,900												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
NOTES																					
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							
									05-26-2017			105	1	LEFT NOTICE							
									04-05-2004			250	22	MAILER SENT							
									03-23-2004			311	2	MEASURED							
									04-01-1992			107	22	MAILER SENT							
									10-04-1990			131	2	MEASURED							
									01-29-1990			105	16	FIELDREV CHG							
									06-17-1980			500	3	MEAS+INSPCTD							
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	BUS				4,750 SF	19.72	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	17.75	84,300
Total Card Land Units							0.11	AC	Parcel Total Land Area: 0.11							Total Land Value					84,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL		0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate		105.83
Heat Fuel	1	OIL	RCN		168,801
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	01	NONE	Year Built		1924
Bedrooms	3		Effective Year Built		1978
Full Baths	1		Depreciation Code		AV
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		43
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	1		Cost Trend Factor		1
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition		57
FBM Sqft	420		RCNLD		96,200
FBM Quality	3		Dep % Ovr		
Fireplaces	0		Dep Ovr Comment		
WS Flues	0		Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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
02	SHED/FR			L	96	7.48	1988	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	600		24.24	14,541	
EFB	ENCL PORCH	0	133		61.04	8,119	
FFL	1ST FLOOR	704	704		121.18	85,309	
TQS	3/4 STORY	450	600		90.88	54,530	
WDK	WOOD DECK	0	258		24.42	6,301	
Ttl Gross Liv / Lease Area		1,154	2,295			168,801	

