

Property Location

56 WESTWOOD AV

Map ID

14A/ 32/ B/ I

Bldg Name

State Use

111

Vision ID

309

Account #

317

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:00:30

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
CAMPBELL MATTHEW K CAMPBELL CHAREN J 31 REDIN DR E LONGMEADOW MA 01028 GIS ID F_378701_2852806		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed				
										RESIDNTL.	111	182000	182,000				
		DRAINAGE				VIEW		COMMUNITY		RES LAND	111	102300	102,300				
										RESIDNTL.	111	8000	8,000				
		SUPPLEMENTAL DATA								Total				292,300		292,300	
		Alt Prcl ID		Received													
		SP Permit		NIA													
		Chapter Land		Field 8													
		OC Dates		Field 9													
		In+Ex FY		Field 10													
		Mailed		Assoc Pid#													

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CAMPBELL MATTHEW K		10431	0539	09-01-1998	U	I	175,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
									2022	111	168,100	2021	111	151,300	2020	111	144,200				
									111	93,100	111	86,100	111	86,100							
									111	8,000	111	8,000	111	8,000							
										Total		269,200		Total		245,400		Total		238,300	

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						APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)					182,000				
0001				111		MA		Appraised Xf (B) Value (Bldg)					0				
NOTES SUB DIV 832								Appraised Ob (B) Value (Bldg)					8,000				
								Appraised Land Value (Bldg)					102,300				
								Special Land Value					0				
								Total Appraised Parcel Value					292,300				
								Valuation Method					C				
								Adjustment									
								Net Total Appraised Parcel Value					292,300				

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					
91	04-27-2001	12	REROOF	20,000				SIDING;NEW FRON	07-03-2018			333	2	MEASURED					
26	03-16-1999	7	REMODEL	12,000				SIDING/WIND/KITC	03-23-2018			333	3	MEAS+INSPCTD					
98	05-15-1996	MN	Manual Note	12,000				REMODEL	05-24-2004			319	14	INSPECTED					
1	01-01-1993	MN	Manual Note	2,000				ALTERATION	04-02-2004			250	22	MAILER SENT					
259	09-01-1992	MN	Manual Note	500				RAMP	03-05-2004			311	2	MEASURED					
									01-09-2003			274	15	PERMIT VISIT					
									02-05-2002			274	15	PERMIT VISIT					

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	111	APT 4-8	RC				13,604 SF	7.52	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.52	102,300		
Total Card Land Units							0.31	AC	Parcel Total Land Area: 0.31							Total Land Value							102,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	84	4-8 APT	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	4	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			111	APT 4-8	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	55.91	
Interior Floor 2			RCN	259,977	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1900	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	16		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	4		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	182,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
03	GARAGE	OB	Outbuildi	L	600	28.18	1930	50	0.00	FR	F	0.90	7,600
02	SHED/FR			L	187	7.48	1930	30	0.00	PR	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,792		14.67	26,284	
BNT	BSMT ENTRY	0	25		2.94	73	
FFL	1ST FLOOR	1,792	1,792		73.42	131,567	
OFP	OPEN PORCH	0	378		7.38	2,790	
TQS	3/4 STORY	1,344	1,792		55.06	98,675	
WDK	WOOD DECK	0	40		14.68	587	
Ttl Gross Liv / Lease Area		3,136	5,819			259,977	

