

Property Location

61 WESTWOOD AV

Map ID

14A/ 33/ 31/ /

Bldg Name

State Use

101

Vision ID

310

Account #

318

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:00:40

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
MENARD MARC J 61 WESTWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_378560_2852950		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		114400		114,400																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		91100		91,100																									
										RESIDNTL.		101		8900		8,900																									
		SUPPLEMENTAL DATA								Total		214,400		214,400																											
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
MENARD MARC J MENARD RAYMOND + HUGUETTE,		10811 03256		0520 0343		06-18-1999 05-11-1967		U U		I I		100,000 0		1A		Year		Code		Assessed		Year		Code		Assessed															
														2022		101		101,100		2021		101		97,000		2020		101		92,000											
																101		82,900				101		76,800		101		76,800													
																		101		8,900				101		8,900		101		8,900											
		Total														Total		192,900		Total		182,700		Total		177,700															
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																		APPRAISED VALUE SUMMARY																							
Nbhd		Nbhd Name		Tracing		Batch												Appraised BLDG. Value (Card)								114,400															
0001				101		MA												Appraised Xf (B) Value (Bldg)								0															
																		Appraised Ob (B) Value (Bldg)								8,900															
																		Appraised Land Value (Bldg)								91,100															
																		Special Land Value								0															
																		Total Appraised Parcel Value								214,400															
																		Valuation Method								C															
																		Adjustment																							
																		Net Total Appraised Parcel Value								214,400															
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													
202201102		03-30-2022		62		SOLAR		39,211		06-13-2022		0				QTY 8 NVC		03-23-2018						333		2		MEASURED													
115		04-13-2006		25		WINDOWS		4,339								MVE ENTRY & RPL		12-21-2006						311		15		PERMIT VISIT													
292		10-11-2002		9		ALTERATION		4,000										12-21-2006						311		15		PERMIT VISIT													
																		05-26-2005						311		3		MEAS+INSPCTD													
																		01-09-2003						274		15		PERMIT VISIT													
																		04-22-1992						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								11,293 SF		8.97		1.000		5		LAND		1.00		MA		1.00				0 TRF2		0.9		1.000		8.07		91,100	
														Total Card Land Units		0.26		AC		Parcel Total Land Area:		0.26												Total Land Value		91,100					

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	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	1	DRYWALL	Adj Base Rate	96.77	
Interior Floor 1	4	CARPET	RCN	197,191	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1900	
Heat Type	1	FORCED H/A	Effective Year Built	1984	
AC Type	01	NONE	Depreciation Code	AG	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	37	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol	5	
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	F	FAIR	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	58	
Extra Kitchens	0		RCNLD	114,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	169		Dep Ovr Comment		
FBM Quality	1		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	420	28.18	1940	60	0.00	AV	A	1.00	7,100
14	SCRN HSE			L	112	14.95	1940	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	133	7.48	1990	60	0.00	AV	A	1.00	600
40	LEAN-TO			L	80	5.75	1990	50	0.00	FR	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	676		22.36	15,117	
EFB	ENCL PORCH	0	140		55.99	7,838	
FFL	1ST FLOOR	740	740		111.98	82,863	
OPF	OPEN PORCH	0	48		11.66	560	
SFL	2ND FLOOR	676	676		111.98	75,696	
UAT	UNFIN ATTC	0	676		22.36	15,117	
Ttl Gross Liv / Lease Area		1,416	2,956			197,191	

