

Property Location

218 WESTWOOD AV

Map ID

15/ 14/ B/ /

Bldg Name

State Use

101

Vision ID

379

Account #

388

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:10:38

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NELEN JOSEPH F RULAND HOLLY A 218 WESTWOOD AVENUE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	205500	205,500												
						RES LAND	101	99800	99,800												
						RESIDNTL.	101	2200	2,200												
		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_377255_2850884						Total				307,500	307,500										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
NELEN JOSEPH F TORCIA MICHAEL A DELLAQUILA STEPHEN J DION		08789	0030	03-31-1994	U	I	139,900	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		08229	0033	11-05-1992	U	V	58,000		2022	101	190,400	2021	101	183,200	2020	101	178,700				
		06964	0332	09-14-1988	U	V	80,000		101	90,900	101	83,900	101	83,900							
		03099	0402	03-23-1965	U	I	0		101	2,200	101	2,200	101	2,200							
								Total		283,500	Total		269,300	Total		264,800					
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									Appraised BLDG. Value (Card) 205,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,200 Appraised Land Value (Bldg) 99,800 Special Land Value 0 Total Appraised Parcel Value 307,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 307,500												
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
NOTES																					
SUB DIV 598 + 656																					
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							
138	05-16-2005	11	POOL	5,100				27' ABOVE GROUND DWELLING	03-23-2018			333	3	MEAS+INSPCTD							
353	12-01-1992	MN	Manual Note	70,000					12-12-2005				311	15	PERMIT VISIT						
									04-28-2004				318	14	INSPECTED						
									04-02-2004				250	22	MAILER SENT						
									03-05-2004				311	2	MEASURED						
									01-26-1994				105	15	PERMIT VISIT						
								02-25-1993				131	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	101	ONE FAM	RB				33,160 SF	3.34	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	3.01	99,800
Total Card Land Units							0.76	AC	Parcel Total Land Area:				0.76	Total Land Value							99,800

Property Location 218 WESTWOOD AV
 Vision ID 379 Account # 388

Map ID 15/ 14/ B/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 12:10:39

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#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	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	126.19	
Interior Floor 2	6	CERAMIC TL	RCN	247,634	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1992	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	205,500	
FBM Sqft	480		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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
07	POOL A-C	OB	Outbuildi	L	27	69.00	2005	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	192	9.20	2005	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,189	1,189		164.87	196,030	
LLV	LOWR LEVEL	0	1,104		41.22	45,504	
OFF	OPEN PORCH	0	28		17.66	495	
WDK	WOOD DECK	0	168		33.37	5,606	
Ttl Gross Liv / Lease Area		1,189	2,489			247,634	

