

Property Location

226 WESTWOOD AV

Map ID

15/ 14A/ C/ /

Bldg Name

State Use

101

Vision ID

380

Account #

389

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:10:48

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
LEARY DANIEL HAILE HOLLY 226 WESTWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377064_2850837		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	217600	217,600		
						RES LAND	101	95300	95,300		
						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#					
						Total		313,300	313,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LEARY DANIEL KAUSAR SADIA CLIFFORD,PHILLIP R CLIFFORD,PHILLIP R CIMINO FRANK J,		21434	0052	11-04-2016	Q	I	252,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		16301	0413	11-01-2006	U	I	240,000		2022	101	204,700	2021	101	197,300	2020	101	193,200
		13026	0222	03-11-2003	U	I	100	1A		101	86,800		101	80,400		101	80,400
		12334	0378	05-20-2002	U	I	190,000			101	400		101	400		101	400
		11919	0165	10-16-2001	U	I	100	1A	Total		291,900	Total		278,100	Total		274,000

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)217,600 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)400 Appraised Land Value (Bldg)95,300 Special Land Value0 Total Appraised Parcel Value313,300 Valuation MethodC Adjustment Net Total Appraised Parcel Value313,300									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		Tracing		Batch			
0001				101		MA			

NOTES									
SUB DIV 598 + 656 88 SALE INCLS 15-14-B									
92 SALE INCS 15-14-B-BMT FLR=CARPET-1/2									
BATH LOWER LEVEL									

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	
135	05-20-2010	12	REROOF	2,000				NVC	01-23-2017			317	16	FIELDREV CHG	
38	03-30-1998	7	REMODEL	8,000				DWELLING	03-31-2014			317	15	PERMIT VISIT	
330	11-01-1993	MN	Manual Note	110,000					06-04-2013			105	15	PERMIT VISIT	
									06-08-2012			317	15	PERMIT VISIT	
									12-03-2010			317	15	PERMIT VISIT	
									02-23-2010			316	14	INSPECTED	
									04-21-2004			319	14	INSPECTED	

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				22,260 SF	4.76	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	4.28	95,300	
Total Card Land Units							0.51	AC	Parcel Total Land Area: 0.51							Total Land Value							95,300

The diagram illustrates the layout of two main components: FFL LLV (Front-Left Low Voltage) and WDK (Water Distribution Kit). The FFL LLV component is shown in blue outline, while the WDK component is shown in red outline. Dimensions are provided in millimeters.

- FFL LLV Dimensions:**
 - Top horizontal edge: 34
 - Right vertical edge: 24
 - Bottom horizontal edge: 28
 - Left vertical edge: 24
 - Internal horizontal segments: 2, 28, 2, 2
 - Internal vertical segment: 6
- WDK Dimensions:**
 - Top horizontal edge: 12
 - Right vertical edge: 20
 - Bottom horizontal edge: 12
 - Left vertical edge: 20
- Other Labels and Dimensions:**
 - OFF:** Located at the bottom right corner, with a dimension of 10.
 - FFL LLV:** Located at the bottom right corner, with a dimension of 12.

A two-story house with light-colored siding and a brown roof. The house has a large front porch with a white door and several windows. A large green bush is in the foreground on the left, and a driveway leads to the house. The house is surrounded by trees.

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,280	1,280		168.44	215,601
LLV	LOWR LEVEL	0	1,224		42.11	51,542
OPF	OPEN PORCH	0	12		14.04	168
WDK	WOOD DECK	0	240		33.69	8,085
Ttl Gross Liv / Lease Area		1,280	2,756			275,396