

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CRUZ MICHAEL B SR 286 WESTWOOD AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	222800		222,800												
												RES LAND		101	92700		92,700												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000												
				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_376885_2849736												Total		316,500		316,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CRUZ MICHAEL B SR CRUZ MICHAEL B XU ZHENGDAO MCCARTHY JENNIFER L CONCATO RICHARD A + NANCY M,				24664		0338		08-01-2022		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed	
				23343		0455		07-31-2020		Q		I		279,000		00		2022		101		199,700		2021		101		191,400	
				20811		0514		07-31-2015		Q		I		237,500		00				101		84,300				101		78,100	
				11266		0292		07-14-2000		U		I		155,000						101		1,000				101		1,000	
				05919		0596		10-15-1985		U		I		107,000															
																Total		285,000		Total		270,500		Total		265,800			
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																													
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		MA																					
NOTES																													
														Appraised BLDG. Value (Card)										222,800					
														Appraised Xf (B) Value (Bldg)										0					
														Appraised Ob (B) Value (Bldg)										1,000					
														Appraised Land Value (Bldg)										92,700					
														Special Land Value										0					
														Total Appraised Parcel Value										316,500					
														Valuation Method										C					
														Adjustment															
														Net Total Appraised Parcel Value										316,500					
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	
202100498		02-08-2021		91		INSULATION		8,368				0				16` X 12` W/CONCR		09-25-2015						317		3		MEAS+INSPCTD	
227		07-24-2008		10		SHED		1,000				0						11-21-2008						317		15		PERMIT VISIT	
																		03-29-2004						316		2		MEASURED	
																		09-12-1990						131		11		ENTRY DENIED	
																		04-28-1980						500		1		LEFT NOTICE	
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				15,280	SF	6.74	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	6.07	92,700				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE			
Exterior Wall 1	4	VINYL	MIXED USE		
Exterior Wall 2			Code	Description	Percentage
Roof Structure	3	GAMBREL	101	ONE FAM	100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		104.41
Interior Floor 2			RCN		318,327
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1980
AC Type	03	FULL	Effective Year Built		1991
Bedrooms	4		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		222,800
FBM Sqft	672		Dep % Ovr		
FBM Quality	1		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
02	SHED/FR			L	192	7.48	2008	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		23.76	22,806	
FFL	1ST FLOOR	1,400	1,400		118.78	166,290	
LLV	LOWR LEVEL	0	440		29.69	13,066	
SFL	2ND FLOOR	864	864		118.78	102,625	
WDK	WOOD DECK	0	572		23.67	13,541	
Ttl Gross Liv / Lease Area		2,264	4,236			318,327	

