

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
NADEAU RONALD D 324 WESTWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_376752_2849191												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	112400		112,400											
												RES LAND		101	100300		100,300											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	300		300											
				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												Total		213,000		213,000												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
NADEAU RONALD D NADEAU ERNEST E,				12909 02281		0544 0513		01-26-2003 12-07-1953		U U		I I		100 0		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																		2022		101	101,700	2021	101	97,500	2020	101	92,500	
																				101		91,000	101	84,200	101	84,200		
																				101		300	101	300	101	300		
				Total														Total		193,000	Total		182,000	Total		177,000		
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description		Amount		Code	Description		YEAR	Amount												Comm Int						
Total				0.00																								
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name		Tracing				Batch		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 112,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 100,300 Special Land Value 0 Total Appraised Parcel Value 213,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 213,000																		
0001				101				MA																				
NOTES																												
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			
92		01-01-1982		MN		Manual Note												01-22-2016 04-05-2004 03-29-2004 09-12-1990 02-14-1983					105 250 316 131 500	2 22 2 11 15	MEASURED MAILER SENT MEASURED ENTRY DENIED 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				34,349	SF	3.24	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	2.92	100,300			
Total Card Land Units								0.79	AC	Parcel Total Land Area: 0.79								Total Land Value										100,300

Property Location 324 WESTWOOD AV
 Vision ID 4056 Account # 4123

Map ID 5/ 33/ 23/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 9:01:15 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	19	TEX 111	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	112.55	
Interior Floor 1	4	CARPET	RCN	244,410	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1958	
Heat Type	1	FORCED H/A	Effective Year Built	1967	
AC Type	03	FULL	Depreciation Code	FR	
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	54	
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	46	
Extra Kitchens	0		RCNLD	112,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	314		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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
01	SHED/MTL			L	90	5.18	1959	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	802		25.83	20,713
FFL	1ST FLOOR	1,610	1,610		129.45	208,422
LLV	LOWR LEVEL	0	448		32.36	14,499
OPF	OPEN PORCH	0	57		13.63	777
Ttl Gross Liv / Lease Area		1,610	2,917			244,410

