

Property Location

84 WESTWOOD AV

Map ID

15A/ 57/ 590/ /

Bldg Name

State Use

101

Vision ID

510

Account #

522

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:29:09

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
TANGUAY ROBERT D TANGUAY JOAN N 84 WESTWOOD AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																										
						RESIDNTL.	101	138500	138,500																										
						RES LAND	101	92000	92,000																										
						RESIDNTL.	101	900	900																										
		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_378450_2852540						Total				231,400	231,400																								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																											
TANGUAY ROBERT D LANGONE FRANCIS J + MICHE		08972	0362	10-19-1994	U	I	106,950		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
		03743	0138	10-25-1972	U	I	0		2022	101	125,200	2021	101	108,600	2020	101	103,100																		
									101	83,600		101	77,600		101	77,600																			
									101	900		101	900		101	900																			
								Total	209,700		Total	187,100		Total	181,600																				
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)										138,500							
																		Appraised Xf (B) Value (Bldg)										0							
Appraised Ob (B) Value (Bldg)																		900																	
Appraised Land Value (Bldg)																		92,000																	
Special Land Value																		0																	
Total Appraised Parcel Value																		231,400																	
Valuation Method																		C																	
Adjustment																																			
Net Total Appraised Parcel Value																		231,400																	
BUILDING PERMIT RECORD																																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																					
202002806	10-20-2020	12	REROOF	6,500	06-28-2021	100	01-11-2021	1/2 BATH IN BMT 98 POOL WOOD STOVE	06-28-2021			400	15	PERMIT VISIT																					
182	08-10-1998	9	ALTERATION	1,700					01-22-2016				105	3	MEAS+INSPCTD																				
73	04-01-1995	MN	Manual Note	3,500					04-20-2004				319	14	INSPECTED																				
16	01-01-1983	MN	Manual Note						04-02-2004				AO	22	MAILER SENT																				
									03-17-2004				311	2	MEASURED																				
								01-22-1999				105	15	PERMIT VISIT																					
								12-15-1995				107	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	RC				13,354 SF	7.66	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	6.89	92,000													
Total Card Land Units							0.31	AC	Parcel Total Land Area: 0.31							Total Land Value							92,000												

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	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	125.27	
Interior Floor 2	3	HARDWOOD	RCN	219,818	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1968	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	138,500	
FBM Sqft	632		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	1990	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,264		28.74	36,325	
FFL	1ST FLOOR	1,264	1,264		143.58	181,483	
OPF	OPEN PORCH	0	138		14.57	2,010	
Ttl Gross Liv / Lease Area		1,264	2,666			219,818	

