

Property Location

110 WESTWOOD AV

Map ID

15A/ 61/ 1/ /

Bldg Name

State Use

101

Vision ID

515

Account #

527

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:29:56

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BRUNO NUNZIANTE II CORTINA SANESSA K 110 WESTWOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	205800	205,800		
						RES LAND	101	91400	91,400		
						RESIDNTL.	101	500	500		
		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_378213_2852209						Total				297,700	297,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BRUNO NUNZIANTE II TWINBROOK ASSOCIATES LLC US BANK NATIONAL ASSOC TR C/O MCCORKINDALE JEFFREY C, MCCORKINDALE,JEFFREY C		20387	0307	08-13-2014	Q	I	213,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		20047	0177	10-04-2013	U	I	142,299	1S	2022	101	188,000	2021	101	169,600	2020	101	162,500
		20001	0101	09-04-2013	U	I	219,000	1L		101	83,200		101	77,000		101	77,000
		16383	0279	12-11-2006	U	I	1	1F		101	500		101	1,600		101	1,600
		13880	0447	01-05-2004	U	I	205,000		Total		271,700	Total		248,200	Total		241,100

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)205,800 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)500 Appraised Land Value (Bldg)91,400 Special Land Value0 Total Appraised Parcel Value297,700 Valuation MethodC Adjustment Net Total Appraised Parcel Value297,700									
Total			0.00															

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				101		MA	

NOTES									
SUB DIV #795									
BC CONFIRMS BP 202202420 COMP 8/8/22									

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	
202202419	07-27-2022	12	REROOF	8,200		0			07-01-2021			334	15	PERMIT VISIT	
202002118	07-20-2020	9	ALTERATION	65,517	07-01-2021	100	07-01-2021	FINISH BMT 572 SQ	05-26-2017			105	1	LEFT NOTICE	
201902048	05-19-1999	62	SOLAR		06-27-2019	100	06-27-2019		07-16-2004			328	16	FIELDREV CHG	
70	05-04-1998	11	POOL	1,500					04-02-2004			250	22	MAILER SENT	
126	06-03-1996	2	DWELLING	70,000					03-17-2004			311	2	MEASURED	
									01-22-1999			105	15	PERMIT VISIT	
									12-18-1996			200	2	MEASURED	

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				12,000 SF	8.47	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	7.62	91,400	
Total Card Land Units							0.28	AC	Parcel Total Land Area: 0.28							Total Land Value							91,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 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	119.85	
Interior Floor 2	3	HARDWOOD	RCN	242,125	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1996	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	15	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	205,800	
FBM Sqft	688		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	85	1.00			0.00	0
02	SHED/FR			L	120	7.48	2020	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		28.16	21,628	
FFL	1ST FLOOR	768	768		140.44	107,861	
SFL	2ND FLOOR	768	768		140.44	107,861	
WDK	WOOD DECK	0	172		27.76	4,775	
Ttl Gross Liv / Lease Area		1,536	2,476			242,125	

