

Property Location

126 WESTWOOD AV

Map ID

15A/ 64/ 569/ /

Bldg Name

State Use

105

Vision ID

518

Account #

530

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:30:20

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
MCGREGOR BRITTANIE L 126 WESTWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_378060_2851960		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																										
						RESIDENTL.	105	189000	189,000																										
						RES LAND	105	89200	89,200																										
		DRAINAGE		VIEW	COMMUNITY																														
		SUPPLEMENTAL DATA				Total				278,200	278,200																								
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																											
MCGREGOR BRITTANIE L HSB INVESTMENTS LLC BERNAL HUGO S BERCAN ASSOCIATES INC, THE ACADEMY GROUP LLC,		23677	0152	01-28-2021	Q	I	300,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
		22507	0150	12-31-2018	U	I	1	1B	2022	105	169,000	2021	105	148,900	2020	105	142,200																		
		15610	0400	12-22-2005	U	I	1	1B		105	81,100		105	75,000		105	75,000																		
		14684	0424	12-08-2004	U	I	213,000																												
13741	0368	11-03-2003	U	I	1	1B	Total	250,100	Total	223,900	Total	217,200																							
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				105		MA																													
NOTES																																			
																		Appraised BLDG. Value (Card)										189,000							
																		Appraised Xf (B) Value (Bldg)										0							
Appraised Ob (B) Value (Bldg)										0																									
Appraised Land Value (Bldg)										89,200																									
Special Land Value										0																									
Total Appraised Parcel Value										278,200																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										278,200																									
BUILDING PERMIT RECORD																																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																					
									04-20-2021			333	14	INSPECTED																					
									05-26-2017			105	2	MEASURED																					
									05-04-2004			317	13	MISSED APPT																					
									04-02-2004			250	22	MAILER SENT																					
									03-05-2004			311	2	MEASURED																					
									04-01-1992			107	22	MAILER SENT																					
									07-29-1991			181	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	105	3 FAMILY	RC				6,000 SF	16.51	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	14.86	89,200														
Total Card Land Units							0.14	AC	Parcel Total Land Area:							0.14	Total Land Value							89,200											

The diagram shows a 3D structure with the following dimensions and labels:

- Top Section (Red Box):** A rectangular section with a width of 12 and a height of 8. It is labeled "EFP (x3)" in the center.
- Main Body (Blue Box):** A large rectangular section with a width of 14 and a height of 32. It is labeled "TQS", "SFL", "FFL", and "BMT" in the center.
- Bottom Section (Blue Box):** A rectangular section with a width of 17 and a height of 6. It is labeled "SFL", "FFL", and "BMT" in the center.

A three-story yellow house with a brown base and a gabled roof. The house has multiple windows, some with white frames, and a white door. A utility pole stands in front of the house, and a satellite dish is visible on the roof. The house is surrounded by a lawn and a sidewalk.

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,064		21.73	23,119
EFB	ENCL PORCH	0	288		54.27	15,630
FFL	1ST FLOOR	1,064	1,064		108.54	115,488
SFL	2ND FLOOR	962	962		108.54	104,417
TQS	3/4 STORY	672	896		81.41	72,940
Ttl Gross Liv / Lease Area		2,698	4,274			331,593