Property Location 192 WESTWOOD AV | Map ID 15C/ 2/ 60/ / | Bldg Name | State Use 101
Vision ID 599 | Account # 615 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 12:41:04

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
THOMAS EMILY				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
192 WESTWOOD AV				
	DRAINAGE		VIEW	COMMUNITY

1006

EAST LONGMEADOW

EAST LONGMEADOW MA 01028

GIS ID F_377365_2850984

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	140600	140,600
RES LAND	101	93100	93,100
RESIDNTL.	101	10700	10,700
	Total	244,400	244,400

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
THOMAS EMILY	24266	0457	11-24-2021	U	I	265,000	1V
FIORE JAMES A	05097	0261	04-27-1981	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	126,400	2021	101	120,900	2020	101	114,400
	101	84,600		101	78,300		101	78,300
	101	10,700		101	10,700		101	10,700
	Total	221,700		Total	209,900		Total	203,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	140,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,700
Appraised Land Value (Bldg)	93,100
Special Land Value	0
Total Appraised Parcel Value	244,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	244,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
122	06-01-1991	MN	Manual Note	8,500				ADDITION
212	01-01-1984	MN	Manual Note					GARAGE

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-08-2017			317	14	INSPECTED
05-26-2017			105	2	MEASURED
05-01-2004			319	14	INSPECTED
04-02-2004			250	22	MAILER SENT
03-18-2004			317	2	MEASURED
04-20-1992			131	14	INSPECTED
04-01-1992			107	22	MAILER SENT

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				16,243	SF	6.37	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	5.73	93,100
						Total Card Land Units	0.37	AC	Parcel Total Land Area:	0.37												Total Land Value	93,100

Property Location	192 WESTWOOD AV		Map ID	15C/ 2/ 60/ /	Bldg Name		State Use 101
Vision ID 599		Account # 615		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 12/12/2022 12:41:05

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.50	1 1/2 STORIES
Foundation	2	CONC BLOCK
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	0	
WS Flues	1	
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

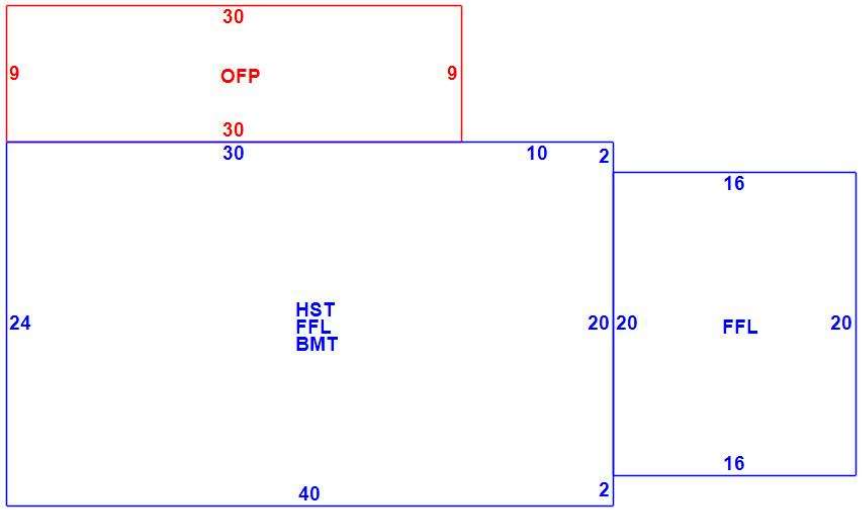
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	114.27
RCN	246,660
Net Other Adj	
Year Built	1966
Effective Year Built	1978
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	43
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	57
RCNLD	140,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
03	GARAGE	OB	Outbuildi	L	576	28.18	1984	60	0.00	AV	A	1.00	9,700
02	SHED/FR			L	220	7.48	1994	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		24.93	23,931
FFL	1ST FLOOR	1,280	1,280		124.64	159,538
HST	HALF STORY	480	960		62.32	59,827
OFP	OPEN PORCH	0	270		12.46	3,365
	Ttl Gross Liv / Lease Area	1,760	3,470			246,660