

Property Location

191 WESTWOOD AV

Map ID

15C/ 7/ 0/ /

Bldg Name

State Use

101

Vision ID

612

Account #

633

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:42:45

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PLATT VICTOR A 191 WESTWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377227_2851335						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	121800	121,800													
					RES LAND	101	91300	91,300													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	4700	4,700													
SUPPLEMENTAL DATA						Total				217,800	217,800										
		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)													
PLATT VICTOR A RYAN ,KATHERINE T		17468 03716	0094 0352	09-10-2008 08-03-1972	U U	I I	184,000 0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
								2022	101	107,900	2021	101	103,500	2020	101	97,900					
									101	83,100		101	76,800		101	76,800					
									101	4,700		101	4,700		101	4,700					
		Total						Total		195,700	Total		185,000	Total		179,400					
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) 121,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,700 Appraised Land Value (Bldg) 91,300 Special Land Value 0 Total Appraised Parcel Value 217,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 217,800										
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			MA														
NOTES																					
SUB DIV #576																					
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							
309	11-07-2000	12	REROOF	6,000				NVC	06-02-2017			105	2	MEASURED							
56	04-23-1998	1	PORCH	6,000					03-16-2004			317	3	MEAS+INSPCTD							
154	06-24-1996	4	ADDITION	5,500				ADDITION	01-17-2001			247	15	PERMIT VISIT							
215	10-01-1991	MN	Manual Note	20,000				ADDITION	01-22-1999			105	15	PERMIT VISIT							
295	09-01-1987	MN	Manual Note	10,000				BATH	12-20-1996			200	15	PERMIT VISIT							
									04-28-1992			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				11,602 SF	8.74	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	7.87	91,300
Total Card Land Units							0.27	AC	Parcel Total Land Area:				0.27	Total Land Value							91,300

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	2	CLAPBOARD	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	2	PLASTER	Adj Base Rate	95.78	
Interior Floor 1	3	HARDWOOD	RCN	213,698	
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1915	
Heat Type	5	STEAM	Effective Year Built	1978	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	121,800	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	280	28.18	1965	60	0.00	AV	A	1.00	4,700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	480		23.59	11,322
EFP	ENCL PORCH	0	54		58.97	3,184
FFL	1ST FLOOR	922	922		117.93	108,736
OSP	SCRN PORCH	0	140		17.69	2,477
SFL	2ND FLOOR	744	744		117.93	87,744
UCN	UNFIN CAN	0	30		7.86	236
Ttl Gross Liv / Lease Area		1,666	2,370			213,698

