

Property Location

20 WESTERNVIEW CR

Map ID

28/ 73/ 0/ /

Bldg Name

State Use

101

Vision ID

2151

Account #

2188

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:15:48

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
MAXWELL JON DARBY MAXWELL STEPHANIE ANNE 20 WESTERNVIEW CR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		178400		178,400																							
										RES LAND		101		110100		110,100																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		5300		5,300																							
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#						Total						293,800		293,800																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
MAXWELL JON DARBY MACCALLUM NANCY C, MACCALLUM NANCY C + LIFE EST, MACCALLUM GILBERT P,		19308 0536		06-19-2012		U		I		223,000		00		Year		Code		Assessed		Year		Code		Assessed															
		19308 0534		06-19-2012		U		I		1		1A		2023		101		163,800		2022		101		148,000															
		17163 0455		02-22-2008		U		I		1		1A				101		100,100				101		84,300															
		03195 0169		06-27-1966		U		I		0						101		5,100				101		5,100															
Total												269,000		Total		244,100		Total		231,300																			
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																																							
ASSESSING NEIGHBORHOOD										Appraised BLDG. Value (Card) 178,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,300 Appraised Land Value (Bldg) 110,100 Special Land Value 0 Total Appraised Parcel Value 293,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 293,800																													
Nbhd		Nbhd Name		Tracing		Batch																																	
0001				101		MA																																	
NOTES																																							
AC=50%																																							
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											
171		07-29-1999		4		ADDITION		7,500								ADDITION TO GAR		12-01-2021						334		2		MEASURED											
163		01-01-1984		MN		Manual Note										DORMER		07-13-2012						317		3		MEAS+INSPCTD											
																		09-20-2003						274		3		MEAS+INSPCTD											
																		11-04-1999						247		15		PERMIT VISIT											
																		02-03-1992						131		3		MEAS+INSPCTD											
																		02-20-1985						500		3		MEAS+INSPCTD											
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		RA								8,536 SF		12.90		1.000		5		LAND		1.00		MA		1.00				0		1.000		12.9		110,100	
Total Card Land Units														0.20		AC		Parcel Total Land Area:						0.20						Total Land Value						110,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	14	ASPHL TILE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	125.43	
Interior Floor 2	3	HARDWOOD	RCN	283,195	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1947	
AC Type	02	PARTIAL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	178,400	
FBM Sqft	523		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
10	POOL I-C			L	264	29.90	1975	60	0.00	AV	A	1.00	4,700
02	SHED/FR			L	80	12.00	1999	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	872		28.24	24,626	
FFL	1ST FLOOR	980	980		141.53	138,696	
GAR	GARAGE	0	440		56.61	24,909	
OFP	OPEN PORCH	0	24		11.79	283	
PAT	PATIO	0	297		7.15	2,123	
TQS	3/4 STORY	654	872		106.15	92,558	
Ttl Gross Liv / Lease Area		1,634	3,485			283,195	

