

Property Location

203 WESTWOOD AV

Map ID

4/ 55/ 1/ /

Bldg Name

State Use

101

Vision ID

3414

Account #

3469

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:41:22 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
SHIH CHENG HAO BOLLMAN SHIH MELISSA 203 WESTWOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	235400	235,400		
						RES LAND	101	103900	103,900		
						RESIDNTL.	101	28300	28,300		
		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_377107_2851218						Total		367,600	367,600		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SHIH CHENG HAO MANNING MARTIN J AHLER EUGENE S + LINDA S GUILD CURTIS		23471	0577	10-13-2020	Q	I	339,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		08774	0036	03-17-1994	U	I	122,500	1A	2023	101	216,100	2022	101	194,600	2021	101	186,600
		07093	0135	02-09-1989	U	I	188,500			101	94,300		101	85,900		101	79,500
		05681	0382	09-11-1984	U	I	0			101	21,500		101	22,500		101	22,500
		Total						331,900		Total		303,000		Total		288,600	

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				
Nbhd	Nbhd Name	Tracing	Batch	
0001		101	MA	

NOTES									
DB SUB-DIV #429 PS# 1168 FY20 SPLIT 15,119 SF TO 4-55-3 PER PLAN 204-79									

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	
202102646	08-20-2021	5	DEMOLITION	2,000		100		NEARMAP-CONFIR	07-03-2018			333	2	MEASURED	
269	11-01-2009	10	SHED	2,000				20` X 8`	03-23-2018			333	2	MEASURED	
204	06-21-2005	4	ADDITION	5,000				OC 8/18/2005	01-14-2010			316	15	PERMIT VISIT	
169	06-24-2004	4	ADDITION	27,000				FAM RM	12-22-2005			311	2	MEASURED	
81	05-15-1998	9	ALTERATION	2,200				98 BP NVC	11-28-2005			311	15	PERMIT VISIT	
170	07-08-1996	3	GARAGE	4,000				GARAGE	12-15-2004			311	15	PERMIT VISIT	
121	05-31-1996	11	POOL	700				POOL	04-06-2004			250	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	RB				19,534 SF	5.91	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	5.32	103,900	
Total Card Land Units							0.45	AC	Parcel Total Land Area: 0.45							Total Land Value							103,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate	116.41	
Interior Floor 2			RCN	336,344	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1812	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating	04	
Half Baths			Year Remodeled	2004	
Extra Fixtures	0		Depreciation %	30	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	235,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	3		Misc Imp Ovr		
WS Flues	1		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
04	GARAGE/L			L	480	36.00	1950	85	0.00	VG	G	1.25	18,400
02	SHED/FR			L	80	12.00	1996	70	0.00	GD	G	1.25	800
02	SHED/FR			L	112	12.00	1996	70	0.00	GD	G	1.25	1,200
22	WOOD DK			L	464	15.00	1996	70	0.00	GD	G	1.25	6,100
02	SHED/FR			L	160	12.00	2009	70	0.00	GD	A	1.00	1,300
02	SHED/FR			L	64	12.00	2015	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	588		26.29	15,461	
EFB	ENCL PORCH	0	64		65.51	4,193	
FFL	1ST FLOOR	1,672	1,672		131.03	219,076	
OFP	OPEN PORCH	0	40		13.10	524	
PAT	PATIO	0	706		6.50	4,586	
SFL	2ND FLOOR	588	588		131.03	77,043	
UAT	UNFIN ATTC	0	588		26.29	15,461	
Ttl Gross Liv / Lease Area		2,260	4,246			336,344	

