

Property Location

286 WESTWOOD AV

Map ID

5/ 29/ 8/ /

Bldg Name

State Use

101

Vision ID

4050

Account #

4117

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 6:05:36 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CRUZ MICHAEL B SR						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER		RESIDNTL.	101	239300	239,300												
						RES LAND	101	101900	101,900												
						RESIDNTL.	101	1600	1,600												
286 WESTWOOD AV	DRAINAGE		VIEW	COMMUNITY																	
EAST LONGMEADOW MA 01028	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#																		
GIS ID F_376885_2849736						Total		342,800	342,800												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CRUZ MICHAEL B SR	24664	0338	08-01-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed								
	23343	0455	07-31-2020	Q	I	279,000	00	2023	101	222,800	2022	101	199,700								
	20811	0514	07-31-2015	Q	I	237,500	00		101	92,700		101	84,300								
	11266	0292	07-14-2000	U	I	155,000			101	1,000		101	1,000								
	05919	0596	10-15-1985	U	I	107,000															
CRUZ MICHAEL B								Total	316,500	Total	285,000	Total	270,500								
XU ZHENGDAO																					
MCCARTHY JENNIFER L																					
CONCATO RICHARD A + NANCY M,																					
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									APPRAISED VALUE SUMMARY												
									Appraised BLDG. Value (Card)					239,300							
									Appraised Xf (B) Value (Bldg)					0							
									Appraised Ob (B) Value (Bldg)					1,600							
									Appraised Land Value (Bldg)					101,900							
									Special Land Value					0							
									Total Appraised Parcel Value					342,800							
									Valuation Method					C							
									Adjustment												
									Net Total Appraised Parcel Value					342,800							
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							
202100498	02-08-2021	91	INSULATION	8,368		0		16` X 12` W/CONCR	09-25-2015			317	3	MEAS+INSPCTD							
227	07-24-2008	10	SHED	1,000		0			11-21-2008			317	15	PERMIT VISIT							
									03-29-2004			316	2	MEASURED							
									09-12-1990			131	11	ENTRY DENIED							
									04-28-1980			500	1	LEFT NOTICE							
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				15,280 SF	7.41	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	6.67	101,900
Total Card Land Units							0.35	AC	Parcel Total Land Area: 0.35							Total Land Value					101,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	3	GAMBREL			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		115.03
Interior Floor 2			RCN		346,788
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1980
AC Type	03	FULL	Effective Year Built		1990
Bedrooms	4		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	7		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		69
Extra Kitchen St			RCNLD		239,300
FBM Sqft	672		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
02	SHED/FR			L	192	12.00	2008	70	0.00	GD	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		25.88	24,845	
FFL	1ST FLOOR	1,400	1,400		129.40	181,158	
LLV	LOWR LEVEL	0	440		32.35	14,234	
SFL	2ND FLOOR	864	864		129.40	111,800	
WDK	WOOD DECK	0	572		25.79	14,751	
Ttl Gross Liv / Lease Area		2,264	4,236			346,788	

