

Property Location

316 WESTWOOD AV

Map ID

5/ 31/ 26/ /

Bldg Name

State Use

101

Vision ID

4054

Account #

4121

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 5:59:20 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LOISELLE RACHEL C 316 WESTWOOD AV EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	177800	177,800													
					RES LAND	101	104400	104,400													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	700	700													
SUPPLEMENTAL DATA					Total					282,900	282,900										
GIS ID F_376806_2849399		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LOISELLE RACHEL C DEMARINIS FRANK A MTGLQ INVESTORS LP AMARAL DARYL L PERRY,ANTHONY	23545	0174	11-19-2020	Q	I	235,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	22559	0068	02-19-2019	U	I	116,500	1L	2023	101	163,200	2022	101	146,600	2021	101	140,600					
	22320	0298	08-20-2018	U	I	165,000	1L		101	94,800		101	86,200		101	79,800					
	14135	0116	04-30-2004	U	I	142,000			101	400		101	400		101	400					
	12264	0170	04-10-2002	U	I	100	1F	Total		258,400	Total		233,200	Total		220,800					
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) 177,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 104,400 Special Land Value 0 Total Appraised Parcel Value 282,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 282,900												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			MA														
NOTES																					
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							
202103350	12-09-2021	21	SIDING	30,350	06-13-2022	100	06-13-2022	GUTTERS & ENTRY 14` X 14` DORMER I 14` X 16` ATTACHE	12-10-2021			334	2	MEASURED							
202102253	07-01-2021	91	INSULATION	3,491	06-03-2019	0	06-03-2019		06-03-2019			400	15	PERMIT VISIT							
201900838	03-22-2019	12	REROOF	2,500		03-23-2012					317	15	PERMIT VISIT								
44	03-04-2010	4	ADDITION	22,500		12-02-2010					317	15	PERMIT VISIT								
180	05-26-2006	17	DECK	2,000		12-07-2006					311	15	PERMIT VISIT								
								03-29-2004			316	3	MEAS+INSPCTD								
								09-12-1990			131	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	RB				20,831 SF	5.57	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	5.01	104,400
Total Card Land Units							0.48	AC	Parcel Total Land Area: 0.48							Total Land Value					104,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	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	3	HARDWOOD	Adj Base Rate	140.46	
Interior Floor 2	4	CARPET	RCN	230,974	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GV	
Full Baths	2		Remodel Rating	04	
Half Baths	0		Year Remodeled	2020	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	177,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	96	12.00	2006	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	728		31.62	23,019	
FFL	1ST FLOOR	728	728		157.66	114,777	
TQS	3/4 STORY	546	728		118.25	86,083	
WDK	WOOD DECK	0	224		31.67	7,095	
Ttl Gross Liv / Lease Area		1,274	2,408			230,974	

