

Property Location		245 WESTWOOD AV										Map ID		5/ 4/ 10R/ /				Bldg Name		State Use 101																									
Vision ID		4063		Account #		4130				Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date 11/14/2023 6:00:54 A																							
CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										1006 EAST LONGMEADOW																							
BRAGG ROBERT R BRAGG EUNICE L P.O. BOX 442 EAST LONGMEADOW MA 01028 GIS ID F_376604_2850466				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																											
												RESIDNTL.		101		181900		181,900																											
												RES LAND		101		113600		113,600																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		14700		14,700																											
				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#				Total										310,200		310,200																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
BRAGG ROBERT R SPEIGHT EDWARD T TRUSTEE SPEIGHT EDWARD T TRUSTEE OF,BALLYF SPEIGHT EDWARD T TRUSTEE OF,BALLYF GRIGGS ALLEN K +				10945 0414		09-30-1999		U		I		1		1		Year		Code		Assessed		Year		Code		Assessed																			
				10369 0216		07-16-1998		U		V		86,000				2023		101		166,600		2022		101		149,900		2021		101		143,500													
				10369 0214		07-16-1998		U		V		86,000						101		103,600				101		94,000		101		87,200															
				09089 0317		03-24-1995		U		I		475,000						101		11,600				101		11,600		101		11,600															
				06588 0002		08-10-1987		U		I		1		1		Total				281,800		Total				255,500		Total		242,300															
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																													
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int																			
																		APPRAISED VALUE SUMMARY																											
																		Appraised BLDG. Value (Card)										181,900																	
																		Appraised Xf (B) Value (Bldg)										0																	
																		Appraised Ob (B) Value (Bldg)										14,700																	
																		Appraised Land Value (Bldg)										113,600																	
																		Special Land Value										0																	
																		Total Appraised Parcel Value										310,200																	
																		Valuation Method										C																	
																		Adjustment																											
																		Net Total Appraised Parcel Value										310,200																	
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																	
348		12-19-2000		9		ALTERATION		42,800								RPR HSE; FRM 1ST		11-23-2021						334		P3		ENTRY DENIED																	
																		04-01-2011						317		2		MEASURED																	
																		12-15-2004						311		15		PERMIT VISIT																	
																		04-08-2004						250		22		MAILER SENT																	
																		04-07-2004						316		2		MEASURED																	
																		01-26-2004						311		15		PERMIT VISIT																	
																		12-19-2002						274		15		PERMIT VISIT																	
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								40,000 SF		3.12		1.000		5		LAND		1.00		MA		1.00						0		TRF2		0.9		1.000		2.81		112,400	
1		101		ONE FAM		RB								0.170 AC		7,000.00		1.000		0				1.00		MA		1.00						0				1.000		7,000		1,200			
Total Card Land Units														1.09		AC		Parcel Total Land Area:				1.09		Total Land Value										113,600											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	13	EARTH
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		117.42
Interior Floor 1	2	SOFTWOOD	RCN		319,165
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1792
Heat Type	1	FORCED H/A	Effective Year Built		1978
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		181,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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	28	32.00	1910	30	0.00	PR	F	0.90	200
32	BARN/LFT			L	1,68	25.00	1910	30	0.00	PR	F	0.90	11,300
31	BARN			L	480	20.00	1910	30	0.00	PR	F	0.90	2,600
02	SHED/FR			L	288	12.00	1910	10	0.00	DL	D	0.60	200
02	SHED/FR			L	570	12.00	1910	10	0.00	DL	D	0.60	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,131		25.63	28,992	
FFL	1ST FLOOR	1,131	1,131		128.28	145,087	
SFL	2ND FLOOR	1,131	1,131		128.28	145,087	
Ttl Gross Liv / Lease Area		2,262	3,393			319,165	

