Property Location 28 WESTERNVIEW CR | Map ID 28/ 75/ 4/ / | Bldg Name | State Use 101
Vision ID 2153 | Account # 2190 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/21/2024 8:19:07 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
NADEAU CAROLE				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
28 WESTERNVIEW CR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_381908_2848265

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#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	146600	146,600
RES LAND	101	110300	110,300
RESIDNTL.	101	500	500
Total		257,400	257,400

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NADEAU CAROLE	11443	0228	12-12-2000	U	I	137,500	
SAMBLE CLARA J,HEIRS & DEVISEES OF	04241	0151	03-11-1976	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	135,400	2023	101	124,100	2022	101	110,900
	101	110,300		101	100,200		101	91,100
	101	500		101	300		101	300
	Total	246,200		Total	224,600		Total	202,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	146,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	500
Appraised Land Value (Bldg)	110,300
Special Land Value	0
Total Appraised Parcel Value	257,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	257,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
171	06-15-2007	21	SIDING	7,500				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-20-2018			333	4	INFO AT DOOR
02-01-2008			317	15	PERMIT VISIT
05-18-2004			319	14	INSPECTED
03-18-2004			250	22	MAILER SENT
09-20-2003			274	2	MEASURED
02-05-1992			105	3	MEAS+INSPCTD
07-01-1980			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				8,934	SF	12.35	1.000	5	LAND	1.00	MA	1.00			0			1.000	12.35	110,300
Total Card Land Units							0.21	AC	Parcel Total Land Area:			0.21									Total Land Value		110,300

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	2	CONC BLOCK
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2	8	PLYWD PANL
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	5	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

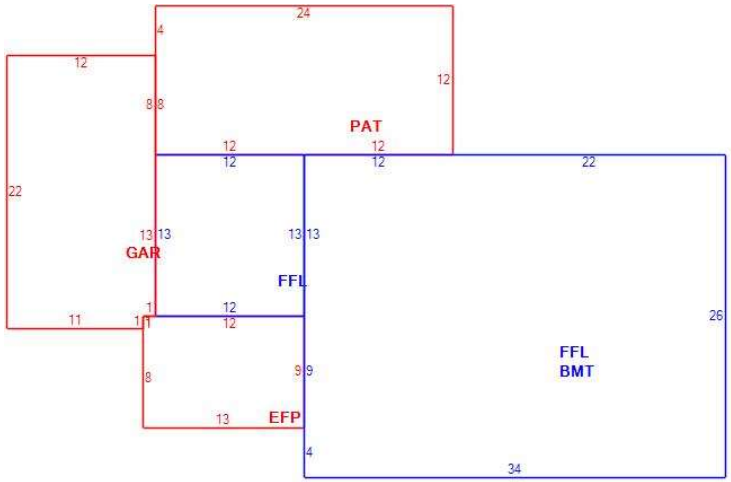
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	151.75
RCN	232,771
Net Other Adj	
Year Built	1949
Effective Year Built	1984
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	146,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	64	12.00	2010	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	884		33.41	29,534
EFP	ENCL PORCH	0	117		84.14	9,845
FFL	1ST FLOOR	1,040	1,040		166.86	173,535
GAR	GARAGE	0	263		66.62	17,520
PAT	PATIO	0	288		8.11	2,336
	Ttl Gross Liv / Lease Area	1,040	2,592			232,771