Property Location 58 WESTERNVIEW CR | Map ID 28/ 80/ 9/ / | Bldg Name | State Use 101
Vision ID 2159 | Account # 2196 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/21/2024 8:19:54 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
PRENTICE LEE W				
PRENTICE JUDITH A	TOPO WET	EASEMENT	TRAFFIC	CORNER
58 WESTERNVIEW CR	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_382002_2848278

1006

EAST LONGMEADOW

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	196800	196,800
RES LAND	101	110100	110,100
Total		306,900	306,900

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PRENTICE LEE W	08058	0582	05-27-1992	U	I	125,000	
ALMINAS ALAN B + CAROL A	07028	0403	11-23-1988	U	I	139,000	
WOFORD	05258	0325	05-26-1982	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	181,700	2023	101	166,700	2022	101	149,500
	101	110,100		101	100,100		101	90,900
	Total	291,800		Total	266,800		Total	240,400

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)	196,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	110,100
Special Land Value	0
Total Appraised Parcel Value	306,900
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	306,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-20-2018			333	2	MEASURED
04-20-2004			317	14	INSPECTED
03-18-2004			250	22	MAILER SENT
09-20-2003			274	2	MEASURED
05-26-1992			131	3	MEAS+INSPCTD
07-25-1980			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				8,325	SF	13.22	1.000	5	LAND	1.00	MA	1.00			0			1.000	13.22	110,100
						Total Card Land Units	0.19	AC	Parcel Total Land Area:	0.19												Total Land Value	110,100

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
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	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	6	
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)

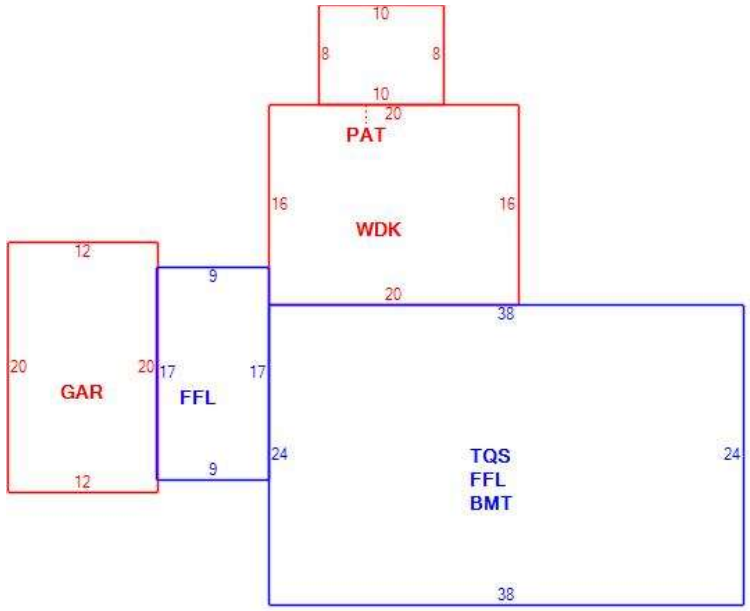
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	135.01
RCN	312,344
Net Other Adj	
Year Built	1950
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	196,800
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		29.75	27,134
FFL	1ST FLOOR	1,065	1,065		149.09	158,781
GAR	GARAGE	0	240		59.64	14,313
PAT	PATIO	0	80		7.45	596
TQS	3/4 STORY	684	912		111.82	101,978
WDK	WOOD DECK	0	320		29.82	9,542
	Ttl Gross Liv / Lease Area	1,749	3,529			312,344