

Property Location		124 WESTWOOD AV										Map ID		15A/ 63/ 1/ /				Bldg Name		State Use 104																					
Vision ID		517		Account #		529				Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date 11/18/2024 6:50:50 A																			
CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										1006 EAST LONGMEADOW																			
DACRUZ SHAWN F 124 WESTWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_378097_2852016				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
												RESIDNTL.		104		190600		190,600																							
												RES LAND		104		98700		98,700																							
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		104		600		600																					
				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										289,900		289,900																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
DACRUZ SHAWN F ESPINOSA ROSA TRUSTEE LOMBARDI LYNN A, ROBERGE ELIZABETH A,				21611		0215		03-23-2017		Q		I		208,200		00		Year		Code		Assessed		Year		Code		Assessed													
				19440		0170		09-11-2012		U		I		50,000		1		2024		104		176,200		2023		104		161,800													
				18407		0147		08-10-2010		U		I		1		1				104		98,700		2022		104		81,500													
				05502		0507		09-21-1983		U		I		0		1A				104		600				104		400													
Total										275,500										Total										251,900		Total		228,100							
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																																					
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY																											
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										190,600																					
0001						104		MA		Appraised Xf (B) Value (Bldg)										0																					
														Appraised Ob (B) Value (Bldg)										600																	
														Appraised Land Value (Bldg)										98,700																	
														Special Land Value										0																	
														Total Appraised Parcel Value										289,900																	
														Valuation Method										C																	
														Adjustment																											
														Net Total Appraised Parcel Value										289,900																	
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													
201602025		07-01-2016		42		REPAIRS		5,000		03-16-2017		100		03-16-2017		TERMITE DAMAGE		04-20-2021						333		14		INSPECTED													
38		02-08-2006		12		REROOF		17,523								NVC		03-16-2017						317		15		PERMIT VISIT													
																		03-23-2007						311		15		PERMIT VISIT													
																		04-14-2004						317		14		INSPECTED													
																		04-02-2004						250		22		MAILER SENT													
																		03-05-2004						311		2		MEASURED													
																		05-06-1992						107		22		MAILER SENT													
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		104		TWO FAM		RC								7,500 SF		14.62		1.000		5		LAND		1.00		MA		1.00				0 TRF2		0.9		1.000		13.16		98,700	
Total Card Land Units														0.17		AC		Parcel Total Land Area:				0.17		Total Land Value										98,700							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	12	MULTI-CONV	Central Vac	0	NO	
Model	03	MULTI-FAMILY	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
Stories	2.50	2 1/2 STORIES	Units	2		
Foundation	3	MASONRY	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			104	TWO FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2	1	DRYWALL	Adj Base Rate		122.28	
Interior Floor 1	2	SOFTWOOD	RCN		302,462	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1910	
Heat Type	5	STEAM	Effective Year Built		1984	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	2		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		190,600	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	0		Cost to Cure Ovr Comment			
WS Flues						

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	80	12.00	2018	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,080		27.25	29,429	
FFL	1ST FLOOR	1,080	1,080		136.24	147,144	
OPF	OPEN PORCH	0	168		13.79	2,316	
SFL	2ND FLOOR	907	907		136.24	123,573	
Ttl Gross Liv / Lease Area		1,987	3,235			302,462	

