

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
BORDONI NICHOLAS ALEXANDER 24 WESTWOOD AV EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		127700		127,700																									
												RES LAND		101		92700		92,700																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		700		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#																																							
GIS ID F_379290_2852931										Total221,100221,100																																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
BORDONI NICHOLAS ALEXANDER NASSAR MARIA J + STOLAR ANDREA J CO COLBY ANZALOTTI BARBARA J KERN DAVID + LINDA JEAN, FORTINI ELEANOR R				25394 0466		04-25-2024		U		I		235,000		1		Year		Code		Assessed		Year		Code		Assessed																	
				20664 0247		04-15-2015		U		I		1		1F		2025		101		113,700		2024		101		105,000																	
				10588 0482		12-28-1998		U		I		89,000						101		92,700				101		84,300																	
				08808 0388		04-21-1994		U		I		1		1A				101		700				101		400																	
				05407 0247		03-17-1983		U		I		11,000		1A																													
														Total		207,100		Total		198,400		Total		180,900																			
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												APPRAISED VALUE SUMMARY																											
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)127,700 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)700 Appraised Land Value (Bldg)92,700 Special Land Value0 Total Appraised Parcel Value221,100 Valuation MethodC Adjustment Net Total Appraised Parcel Value221,100																																	
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															
																		04-08-2025						334		2		MEASURED															
																		05-26-2017						105		1		LEFT NOTICE															
																		04-05-2004						250		22		MAILER SENT															
																		03-23-2004						311		2		MEASURED															
																		04-01-1992						107		22		MAILER SENT															
																		10-04-1990						131		2		MEASURED															
																		01-29-1990						105		16		FIELDREV CHG															
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		BUS								4,750		SF		21.69		1.000		5		LAND		1.00		MA		1.00				0 TRF2 0.9				1.000		19.52		92,700	
Total Card Land Units														0.11		AC		Parcel Total Land Area: 0.11				Total Land Value										92,700											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		145.52
Interior Floor 2			RCN		224,089
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1924
AC Type	01	NONE	Effective Year Built		1982
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		127,700
FBM Sqft	420		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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	1988	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	600		32.17	19,304	
EFB	ENCL PORCH	0	133		81.04	10,778	
FFL	1ST FLOOR	704	704		160.87	113,251	
TQS	3/4 STORY	450	600		120.65	72,391	
WDK	WOOD DECK	0	258		32.42	8,365	
Ttl Gross Liv / Lease Area		1,154	2,295			224,089	

