

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
CABRINI BEVERLY A 262 WESTWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_376880_2850257												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	251700			251,700							
												RES LAND		101	103100			103,100							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3900			3,900							
				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		358,700			358,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
CABRINI BEVERLY A				03457 0123		09-18-1969		U I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
														2025	101 101	228,400 103,100	2024	101 101	211,000 103,100	2023	101 101	193,700 93,700			
														Total		331,500		Total		314,100		Total		287,400	
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																									
Nbhd		Nbhd Name						Tracing			Batch														
0001								101			MA														
NOTES																									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	147.50	
Interior Floor 2	3	HARDWOOD	RCN	359,503	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1969	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	251,700	
FBM Sqft	240		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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
66	CANOPY			L	144	45.00	2021	60	0.00	AV	A	1.00	3,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		32.40	31,106	
FFL	1ST FLOOR	1,080	1,080		162.01	174,972	
GAR	GARAGE	0	336		64.61	21,710	
OFP	OPEN PORCH	0	40		16.20	648	
PAT	PATIO	0	384		8.02	3,078	
TQS	3/4 STORY	720	960		121.51	116,648	
WDK	WOOD DECK	0	350		32.40	11,341	
Ttl Gross Liv / Lease Area		1,800	4,110			359,503	

