

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
NAUSET PROPERTIES 86 ROBBINS RD SPRINGFIELD MA 01104 GIS ID F_392918_2855904 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	168700		168,700										
												RES LAND		101	111900		111,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600										
				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
				Total								281,200		281,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
NAUSET PROPERTIES TECHNTECH LLC WESTCOTT BRUCE R WESTCOTT MARTHA I				25660 0321		11-19-2024		Q		I		295,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				25527 0122		08-09-2024		U		I		175,000		1		2025		101	113,900	2024	101	105,200	2023	101	96,500		
				09931 0491		07-17-1997		U		I		1		1A				101	111,900		101	111,900		101	101,700		
				02222 0576		01-28-1953		U		I		0						101	600		101	600		101	400		
				Total										Total		226,400		Total		217,700		Total		198,600			
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	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		187.08
Interior Floor 1	4	CARPET	RCN		241,041
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1952
Heat Type	3	FORCED H/W	Effective Year Built		1995
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		03
Full Baths	1		Year Remodeled		2024
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		168,700
Extra Kitchen St	N	NONE	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	1				

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	1975	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	864		40.87	35,309	
EFP	ENCL PORCH	0	288		102.05	29,390	
FFL	1ST FLOOR	864	864		204.10	176,342	
Ttl Gross Liv / Lease Area		864	2,016			241,041	

