Property Location: 26 HANWARD HL | **MAP ID:** 26/ 96/ 8/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 1884 | **Account #** 1920 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/26/2014 15:33

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
WINSECK KATIE E RABIDOUX NATHAN B 26 HANWARD HILL EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ Y
OC Dates	Final Area 1485
In+Ex FY	Current Ac. .30992
Mailed	
GIS ID: F_382174_2851718	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	123,300	123,300
RES LAND	101	79,200	79,200
RESIDNTL.	101	400	400
		Total 202,900	202,900

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WINSECK KATIE E	16646/ 307	04/02/2007	U	I	284,000	
BEAN DANA R JUDITH E,	09121/ 0205	05/03/1995	U	I	129,900	
EDDY DONALD T + CHRISTINE	6781/ 0543	03/18/1988	U	I	149,900	
REDIN	04636/ 0327	08/03/1978	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	122,500	2013	B	120,400	2012	B	129,000
2014	L	81,800	2013	L	81,800	2012	L	85,400
2014	O	400	2013	O	400	2012	O	400
	Total:	204,700		*Total:*	202,600		*Total:*	214,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	123,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	400
Appraised Land Value (Bldg)	79,200
Special Land Value	0
Total Appraised Parcel Value	202,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	202,900

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

BDRM IN BMT - `08 PERMIT REPLACED

EXISTING DECK-NVC

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
168	05/23/2008	17	DECK	1,500		0		16` X 12` ATTACHED

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/23/2009			317	15	PERMIT VISIT
04/13/2004			317	14	INSPECTED
03/22/2004			AO	22	MAILER SENT
10/17/2003			274	2	MEASURED
01/30/1992			131	3	MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				13,500	SF	5.87	1.0000	5	1.0000	1.00	MA	1.00				1.00	5.87	79,200

Total Card Land Units: 0.31 AC | **Parcel Total Land Area:** 0.31 AC | **Total Land Value:** 79,200

Property Location: 26 HANWARD HL **MAP ID:** 26/ 96/ 8/ / **Bldg Name:** **State Use:** 101

Vision ID: 1884 **Account #** 1920 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/26/2014 15:33

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.50		1 1/2 Stories
Foundation	1		
Exterior Wall 1	1		WOOD SHING
Exterior Wall 2	2		CLAPBOARD
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	01		None
Bedrooms	4		
Full Baths	2		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	6		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	3		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

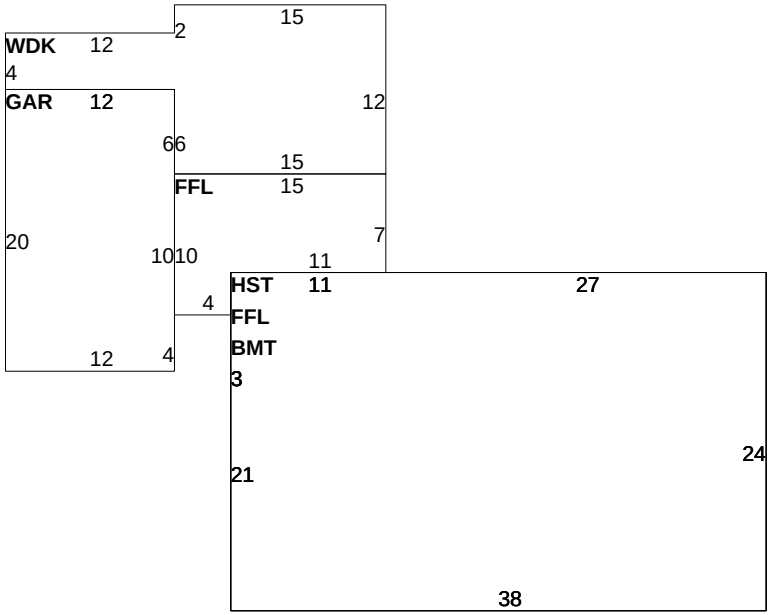
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		
FBM Sqft	456		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	94.12
Replace Cost	168,948
AYB	1951
EYB	1987
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	73
Apprais Val	123,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	80	7.48	1986	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	912		18.78	17,130
FFL	1ST FLOOR	1,029	1,029		94.12	96,851
GAR	GARAGE	0	240		37.65	9,036
HST	HALF STORY	456	912		47.06	42,919
WDK	WOOD DECK	0	228		13.21	3,012
	Ttl. Gross Liv/Lease Area:	1,485	3,321	1,795		168,948