

Property Location: 33 ALBANO DR

Vision ID: 2816

Account #2865

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/27/2014 21:13

CURRENT OWNER

WANDS JOHN J JR

WANDS JENNIFER L

33 ALBANO DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

171,600

Appraised Value

95,500

64,000

12,100

171,600

Assessed Value

95,500

64,000

12,100

171,600

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

WANDS JOHN J JR

HIGGINS LESLIE A +

VIGLIANO JOHN A +

BK-VOL/PAGE

09669/ 0585

08024/ 0293

03340/ 0086

SALE DATE

10/31/1996

04/24/1992

05/29/1968

q/u

U

U

U

v/i

I

I

I

SALE PRICE

94,900

110,000

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

96,900

63,200

12,700

172,800

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

93,700

63,900

12,800

170,400

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

101,100

67,500

12,800

181,400

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MF

NOTES

NEW DECK 1999

BUILDING PERMIT RECORD

Permit ID

7

Issue Date

01/19/1999

Type

20

Description

WOOD STOVE

Amount

30

Insp. Date

% Comp.

0

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

08/30/2003

11/05/1999

02/19/1992

01/12/1981

Type

IS

ID

274

247

170

500

Cd.

3

15

3

3

Purpose/Result

MEAS+INSPCTD

PERMIT VISIT

MEAS+INSPCTD

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

10,000

SF

Unit Price

7.81

I. Factor

0.8200

S.A.

3

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MF

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

6.40

Land Value

64,000

Total Card Land Units:

0.23

AC

Parcel Total Land Area:

0.23

AC

Total Land Value:

64,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		102.07	
Heat Fuel	1		OIL	Replace Cost		130,852	
Heat Type	1		FORCED H/A	AYB		1950	
AC Type	01		NONE	EYB		1987	
Bedrooms	3			Dep Code		GD	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		27	
Total Rooms	5			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		73	
Basement Floor	12			Apprais Val		95,500	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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
03	GARAGE	OB	Outbuilding	L	624	28.18	1960	A		AV	60	10,600
02	SHED/FR			L	96	7.48	2002	A		GD	70	500
19	PATIO			L	72	5.75	2002	G		GD	70	400
19	PATIO			L	120	5.75	2002	G		GD	70	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	650		20.41	13,269	
FFL	1ST FLOOR	750	750		102.07	76,551	
HST	HALF STORY	375	750		51.03	38,276	
OFP	OPEN PORCH	0	16		12.76	204	
WDK	WOOD DECK	0	180		14.18	2,552	
Ttl. Gross Liv/Lease Area:		1,125	2,346	1,282		130,852	

