Property Location: 75 HANWARD HL | **MAP ID:** 37/ 11/ 8/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 3024 | **Account #**3074 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/27/2014 22:03

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MARKELL MCNARY CHRISTINE		1 TYPCL		
75 HANWARD HILL				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	138,000	138,000
RES LAND	101	78,000	78,000
RESIDNTL.	101	5,700	5,700
	Total	221,700	221,700

1006
AST LONGMEADOW, M

VISION

SUPPLEMENTAL DATA

Other ID:		Received	
SP Permit	HO	Prior ID	
Chapter Land		Owner Occ	Y
OC Dates		Final Area	1728
In+Ex FY		Current Ac.	.22819
Mailed			
GIS ID:	F_383071_2851160	ASSOC PID#	

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MARKELL MCNARY CHRISTINE	18483/ 483	10/01/2010	U	I	270,000	
OLIVERI NATHAN,	12024/ 281	12/10/2001	U	I	160,000	
O`SHEA ELIZABETH M +,	09246/ 0578	09/13/1995	U	I	129,900	
COTO EVELYN V	02779/ 0062	11/17/1960	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	136,300	2013	B	134,500	2012	B	140,500
2014	L	80,600	2013	L	80,600	2012	L	84,100
2014	O	6,600	2013	O	6,600	2012	O	6,600
	Total:	223,500		Total:	221,700		Total:	231,200

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

ASSESSING NEIGHBORHOOD

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

NOTES

CEIL FIN IN 50% BMT LARGE DORMER ON
BACK

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	138,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	5,700
Appraised Land Value (Bldg)	78,000
Special Land Value	0
Total Appraised Parcel Value	221,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	221,700

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
315	10/05/2007	4	ADDITION	25,000		0		EXTEND KITCHEN, AD

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/29/2008			317	14	INSPECTED
02/08/2008			317	15	PERMIT VISIT
02/08/2008			317	15	PERMIT VISIT
11/22/2002			250	22	MAILER SENT
11/19/2002			274	2	MEASURED

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				9,940	SF	7.85	1.0000	5	1.0000	1.00	MA	1.00				1.00	7.85	78,000

Total Card Land Units: 0.23 AC | Parcel Total Land Area: 0.23 AC | Total Land Value: 78,000

Property Location: 75 HANWARD HL **MAP ID:** 37/ 11/ 8/ / **Bldg Name:** **State Use:** 101

Vision ID: 3024 **Account #**3074 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/27/2014 22:03

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.50		1 1/2 Stories
Foundation	2		CONC BLOCK
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
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	03		Full
Bedrooms	3		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	6		
Bath Style	A		AVERAGE
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	4		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

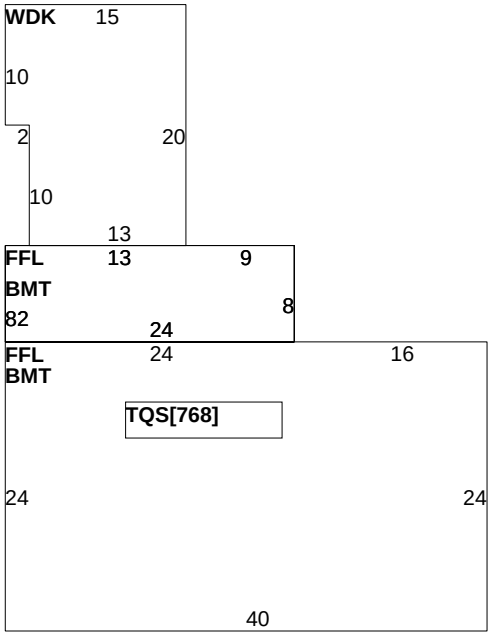
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NONE
FBM Sqft	691		
Int vs Ext	B		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	94.68
Replace Cost	189,072
AYB	1960
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	138,000
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
03	GARAGE	OB	Outbuilding	L	336	28.18	1960	A		AV	60	5,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,152		18.90	21,776
FFL	1ST FLOOR	1,152	1,152		94.68	109,069
TQS	3/4 STORY	576	768		71.01	54,535
WDK	WOOD DECK	0	280		13.19	3,692
	Ttl. Gross Liv/Lease Area:	1,728	3,352	1,997		189,072