

Property Location: 26 HANWARD HL

Vision ID: 1884

Account #1920

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/25/2015 12:36

MAP ID:26/ 96/ 8/ /

Bldg Name:

State Use:101

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION								
WINSECK KATIE E RABIDOUX NATHAN B 26 HANWARD HILL EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value									
										RESIDENTL.	101	123,300	123,300									
										RES LAND	101	79,200	79,200									
										RESIDENTL.	101	400	400									
SUPPLEMENTAL DATA																						
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382174_2851718						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																
										Total		202,900		202,900								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
WINSECK KATIE E BEAN DANA R JUDITH E, EDDY DONALD T + CHRISTINE REDIN				16646/ 307 09121/ 0205 6781/ 0543 04636/ 0327		04/02/2007 05/03/1995 03/18/1988 08/03/1978		U	I	284,000 129,900 149,900 0		V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
													2015	101	123,300	2014	B	122,500	2013	B	120,400	
													2015	101	79,200	2014	L	81,800	2013	L	81,800	
													2015	101	400	2014	O	400	2013	O	400	
													Total:			202,900		Total:		204,700		Total:
EXEMPTIONS				OTHER ASSESSMENTS								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 Value0 Total Appraised Parcel Value202,900 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value202,900										
Year	Type	Description		Amount	Code	Description		Number	Amount	Comm. Int.												
Total:																						
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										VISIT/ CHANGE HISTORY												
Permit ID	Issue Date	Type	Description		Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result						
168	05/23/2008	17	DECK		1,500		0		16` X 12` ATTACHED		01/23/2009 04/13/2004 03/22/2004 10/17/2003 01/30/1992			317 317 AO 274 131	15 14 22 2 3	PERMIT VISIT INSPECTED MAILER SENT MEASURED 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		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		Spec Use	Spec Calc	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		

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	456		
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2	2		CLAPBOARD	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			94.12
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			168,948
AC Type	01		NONE	AYB			1951
Bedrooms	4			EYB			1987
Full Baths	2			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	6			Dep %		27	
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		73	
Bsmt Garage				Apprais Val		123,300	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

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	

