

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: 11/25/2015 16:15

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

Code

Appraised Value

Assessed Value

RESIDENTL.

101

95,500

95,500

RES LAND

101

64,000

64,000

RESIDENTL.

101

12,100

12,100

Total

171,600

171,600

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

WANDS JOHN J JR

HIGGINS LESLIE A +

VIGLIANO JOHN A +

09669/ 0585

08024/ 0293

03340/ 0086

10/31/1996

04/24/1992

05/29/1968

U

I

U

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U

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94,900

110,000

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

95,500

2014

B

96,900

2013

B

93,700

2015

101

64,000

2014

L

63,200

2013

L

63,900

2015

101

12,100

2014

O

12,700

2013

O

12,800

Total:

171,600

Total:

172,800

Total:

170,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MF

NOTES

NEW DECK 1999

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

95,500

0

12,100

64,000

0

171,600

C

0

171,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

7

01/19/1999

20

WOOD STOVE

30

0

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

08/30/2003

274

3

MEAS+INSPCTD

11/05/1999

247

15

PERMIT VISIT

02/19/1992

170

3

MEAS+INSPCTD

01/12/1981

500

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RA

10,000

SF

7.81

0.8200

3

1.0000

1.00

MF

1.00

1.00

6.40

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		SAME
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							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	3						
Full Baths	1						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	5						
Bath Style	G		GOOD				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12		CONCRETE				
Bsmt Garage							
Units	1						
WS Flues	1						
FBM Quality							
Fireplaces	0						

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	

