

Property Location: 60 HANWARD HL

Vision ID: 3045

Account #3095

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 11/30/2015 09:20

CURRENT OWNER

BIRCH HILL REALTY PARTNERS LLC

90 BLISS RD

LONGMEADOW, MA 01106

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Code

101

101

101

Appraised Value

103,500

83,800

200

Assessed Value

103,500

83,800

200

1006

AST LONGMEADOW, MA

VISION

Total

187,500

187,500

RECORD OF OWNERSHIP

BIRCH HILL REALTY PARTNERS LLC

BEHAN KENNETH E + PATRICIA D

BEHAN PATRICIA D + THOMAS M BEHAN THOMAS

BEHAN,JOSEPH C

BEHAN JOSEPH C + ROBERTA B,

BK-VOL/PAGE

20550/ 1

20465/ 479

16489/ 595

13825/ 286

02123/ 0445

SALE DATE

12/29/2014

10/17/2014

02/05/2007

12/02/2003

07/10/1951

q/u

U

U

U

U

U

v/i

I

I

I

I

I

SALE PRICE

1

100

100

100

0

V.C.

1B

1A

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2015

2015

2015

2015

Code

101

101

101

101

Assessed Value

103,500

83,800

200

Yr.

2014

2014

2014

2014

Code

B

L

O

Assessed Value

102,200

86,400

300

Yr.

2013

2013

2013

2013

Code

B

L

O

Assessed Value

113,400

86,400

300

Total:

187,500

Total:

188,900

Total:

200,100

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

MA

NOTES

EFP HAS HEAT

Signature

This signature acknowledges a visit by a Data Collector or Assessor

APPRaised 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

103,500

0

200

83,800

0

187,500

C

0

187,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

235

08/01/1987

MN

Manual Note

20,070

0

SUNROOM

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

11/30/2012

317

3

MEAS+INSPCTD

11/19/2002

274

3

MEAS+INSPCTD

07/09/1992

131

14

INSPECTED

06/09/1992

107

1

LEFT NOTICE

03/11/1988

130

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

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

27,110

SF

3.09

1.0000

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

3.09

83,800

Total Card Land Units:

0.62

AC

Parcel Total Land Area:

0.62

AC

Total Land Value:

83,800

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	1.75		1 3/4 Stories	Int vs Ext	S			
Foundation	2			MIXED USE				
Exterior Wall 1	4		VINYL	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	1		DRYWALL					
Interior Wall 2	8		PLYWD PANL	Adj. Base Rate:				86.81
Interior Floor 1	3		HARDWOOD	Replace Cost				169,631
Interior Floor 2	4		CARPET	AYB				1952
Heat Fuel	2		GAS	EYB				1975
Heat Type	1		FORCED H/A	Dep Code				AV
AC Type	03		FULL	Remodel Rating				
Bedrooms	4			Year Remodeled				
Full Baths	2			Dep %				39
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	8			Cost Trend Factor				1
Bath Style	P		POOR	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				61
Extra Kitchens	0			Apprais Val				103,500
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage	1			Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality				Cost to Cure Ovr Comment				
Fireplaces	1							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	912		17.32	15,800	
EFP	ENCL PORCH	0	128		25.77	3,299	
FFL	1ST FLOOR	1,152	1,152		86.81	100,008	
OFP	OPEN PORCH	0	24		7.23	174	
TQS	3/4 STORY	513	684		65.11	44,535	
WDK	WOOD DECK	0	482		12.07	5,816	
Ttl. Gross Liv/Lease Area:		1,665	3,382	1,954		169,631	

