

Property Location: 51 HARWICH RD

Account #1295

MAP ID:23/ 36/ 9/ /

Bldg Name:

State Use:101

Vision ID: 1260

1 of 1

Sec #:

1 of

1

Card

1

of

1

Print Date:12/01/2016 11:10

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION										
LUVERA STEPHEN M LUVERA KATHRYN A 51 HARWICH RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value				
											RESIDENTL.		101						101,500		101,500				
													RES LAND						101		82,100		82,100		
											RESIDENTL.		101		11,900		11,900								
SUPPLEMENTAL DATA																									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380924_2855855							Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																		
Total											195,500							195,500							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
LUVERA STEPHEN M HENAULT ERVIN F + DORIS P,				15456/ 549 02733/ 0187		10/28/2005 03/11/1960		U	I	200,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
													2016	101	100,400		2015	101	100,400		2014	B	90,900		
													2016	101	79,700		2015	101	79,700		2014	L	82,300		
													2016	101	11,900		2015	101	11,900		2014	O	13,700		
													Total:		192,000		Total:		192,000		Total:		186,900		
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor													
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																									
9/12/14 REAR OF HOUSE ASSUMED COMPLETE FENCED												Appraised Bldg. Value (Card) 101,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 11,900 Appraised Land Value (Bldg) 82,100 Special Land Value 0 Total Appraised Parcel Value 195,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 195,500													
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							
286	01/01/1986	MN	Manual Note		0			0			IG POOL		09/12/2014 11/29/2003 04/27/1992 08/16/1991 05/14/1980			317 274 107 131 500	2 3 22 2 3	MEASURED MEAS+INSPCTD 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		RB				15,018 SF	5.31	1.0300	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		5.47	82,100		
Total Card Land Units:				0.34		AC		Parcel Total Land Area:				0.34 AC				Total Land Value:								82,100	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				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	4		CARPET	Adj. Base Rate:		89.74	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		166,471	
Heat Type	1		FORCED H/A	AYB		1960	
AC Type	03		FULL	EYB		1975	
Bedrooms	3			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		39	
Total Rooms	7			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		61	
Basement Floor	12			Apprais Val		101,500	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	2			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
11	POOL I-V	OB	Outbuilding	L	648	29.00	1987	A		AV	60	11,300
02	SHED/FR			L	144	7.48	1987	A		AV	60	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,248		17.98	22,435
FFL	1ST FLOOR	1,560	1,560		89.74	139,997
WDK	WOOD DECK	0	320		12.62	4,038
Ttl. Gross Liv/Lease Area:		1,560	3,128	1,855		166,471

