Property Location: 33 ALBANO DR | **MAP ID: 34/ 44/ 27/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 2816 | **Account #2865** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/02/2016 10:34**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
WANDS JOHN J JR WANDS JENNIFER L 33 ALBANO DR EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_384394_2856764	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	96,600	96,600
RES LAND	101	59,400	59,400
RESIDNTL.	101	12,000	12,000
	Total	168,000	168,000

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	09669/ 0585	10/31/1996	U	I	94,900	
HIGGINS LESLIE A +	08024/ 0293	04/24/1992	U	I	110,000	
VIGLIANO JOHN A +	03340/ 0086	05/29/1968	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	95,500	2015	101	95,500	2014	B	96,900
2016	101	64,000	2015	101	64,000	2014	L	63,200
2016	101	12,100	2015	101	12,100	2014	O	12,700
	Total:	171,600		Total:	171,600		Total:	172,800

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	96,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	12,000
Appraised Land Value (Bldg)	59,400
Special Land Value	0
Total Appraised Parcel Value	168,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**168,000**

ASSESSING NEIGHBORHOOD

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

NOTES

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
12/11/2015			317	2	MEASURED
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	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RA				10,000	SF	7.81	0.7600	3	1.0000	1.00	MF	1.00				1.00	5.94	59,400

Total Card Land Units: 0.23 AC | **Parcel Total Land Area:** 0.23 AC | **Total Land Value:** 59,400

Property Location: 33 ALBANO DR **MAP ID:** 34/ 44/ 27/ / **Bldg Name:** **State Use:** 101

Vision ID: 2816 **Account #** 2865 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/02/2016 10:34

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	7		BRICK
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			
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		

CONSTRUCTION DETAIL (CONTINUED)

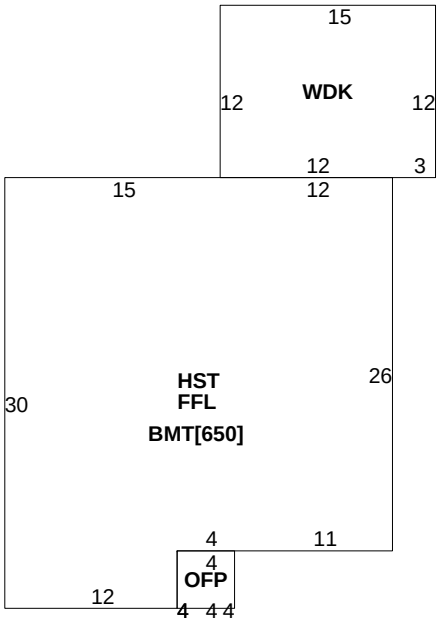
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	103.21
Replace Cost	132,313
AYB	1950
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	96,600
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	624	28.18	1960	A		AV	60	10,600
02	SHED/FR			L	96	7.48	2002	A		AV	60	400
19	PATIO			L	72	5.75	2002	G		GD	70	400
19	PATIO			L	120	5.75	2002	G		GD	70	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	650		20.64	13,417
FFL	1ST FLOOR	750	750		103.21	77,406
HST	HALF STORY	375	750		51.60	38,703
OFP	OPEN PORCH	0	16		12.90	206
WDK	WOOD DECK	0	180		14.33	2,580
	Ttl. Gross Liv/Lease Area:	1,125	2,346	1,282		132,313