Property Location: 71 HANWARD HL | **MAP ID: 37/ 13/ 0/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 3026 | **Account #3076** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/02/2016 11:23**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BROOSLIN JENNIFER L		1 TYPCL		
71 HANWARD HILL				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

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_383041_2851298	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	136,900	136,900
RES LAND	101	80,700	80,700
RESIDNTL.	101	1,800	1,800
	Total	219,400	219,400

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BROOSLIN JENNIFER L	19233/ 219	04/27/2012	U	I	245,000	00
SOJA DONALD R,	13583/ 105	09/15/2003	U	I	195,000	
HOWELLS CRAIG P,	11135/ 384	03/24/2000	U	I	135,000	
MICHAEL MARK J JR,	03091/ 0524	06/14/1966	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	135,500	2015	101	135,500	2014	B	134,400
2016	101	78,300	2015	101	78,300	2014	L	80,800
2016	101	1,800	2015	101	1,800	2014	O	3,400
	Total:	215,600		Total:	215,600		Total:	218,600

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)	136,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,800
Appraised Land Value (Bldg)	80,700
Special Land Value	0
Total Appraised Parcel Value	219,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**219,400**

ASSESSING NEIGHBORHOOD

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

NOTES

FY14 UPDATED PER MLS 71318686

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
213	09/15/2009	12	REROOF	5,300		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
12/28/2012			317	2	MEASURED
11/22/2002			250	22	MAILER SENT
11/19/2002			274	2	MEASURED
06/09/1992			107	1	LEFT NOTICE
10/02/1980			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	RC				10,725	SF	7.30	1.0300	5	1.0000	1.00	MA	1.00				1.00	7.52	80,700

Total Card Land Units: 0.25 AC | Parcel Total Land Area: 0.25 AC | Total Land Value: 80,700

Property Location: 71 HANWARD HL **MAP ID:** 37/ 13/ 0/ / **Bldg Name:** **State Use:** 101

Vision ID: 3026 **Account #**3076 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/02/2016 11:23

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.75		1 3/4 Stories
Foundation	1		
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2	8		PLYWD PANL
Interior Floor 1	4		CARPET
Interior Floor 2	3		HARDWOOD
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		Full
Bedrooms	4		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	7		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	3		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

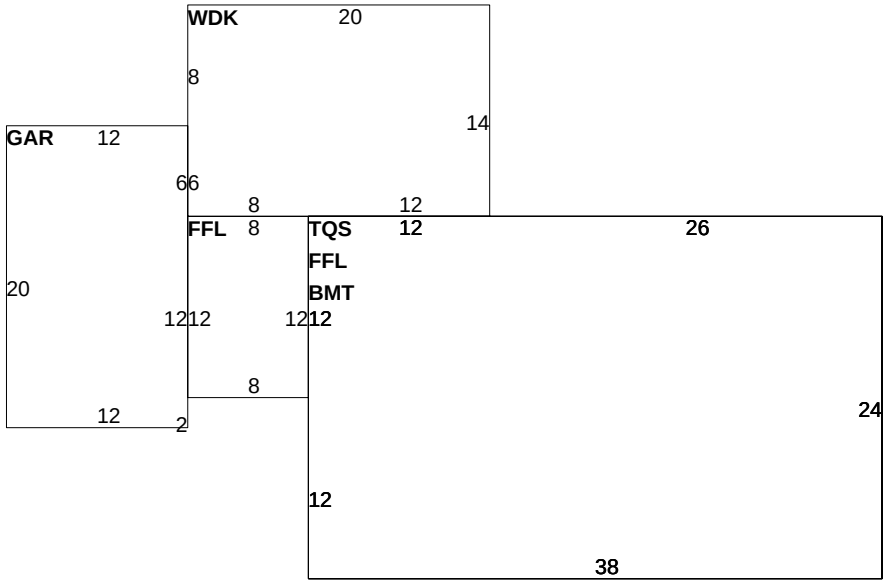
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		
FBM Sqft	456		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	93.35
Replace Cost	187,536
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	136,900
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
14	SCRN HSE			L	168	14.95	2002	A		GD	70	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	912		18.63	16,989
FFL	1ST FLOOR	1,008	1,008		93.35	94,095
GAR	GARAGE	0	240		37.34	8,961
TQS	3/4 STORY	684	912		70.01	63,850
WDK	WOOD DECK	0	280		13.00	3,641
	Ttl. Gross Liv/Lease Area:	1,692	3,352	2,009		187,536