Property Location: 60 HANWARD HL | MAP ID: 37/ 3/ 0/ / | Bldg Name: | State Use: 101

Vision ID: 3045 | Account #3095 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/02/2016 11:27

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BIRCH HILL REALTY PARTNERS LLC		1 TYPCL		
194 REDFERN DR				
LONGMEADOW, MA 01106				

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_383156_2851771	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	104,600	104,600
RES LAND	101	86,200	86,200
RESIDNTL.	101	200	200
Total		191,000	191,000

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BIRCH HILL REALTY PARTNERS LLC	20550/ 1	12/29/2014	U	I	1	1B
BEHAN KENNETH E + PATRICIA D	20465/ 479	10/17/2014	U	I	100	1A
BEHAN PATRICIA D + THOMAS M BEHAN THOMAS	16489/ 595	02/05/2007	U	I	100	A
BEHAN,JOSEPH C	13825/ 286	12/02/2003	U	I	100	A
BEHAN JOSEPH C + ROBERTA B,	02123/ 0445	07/10/1951	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	103,500	2015	101	103,500	2014	B	102,200
2016	101	83,800	2015	101	83,800	2014	L	86,400
2016	101	200	2015	101	200	2014	O	300
	Total:	187,500		Total:	187,500		Total:	188,900

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)	104,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	200
Appraised Land Value (Bldg)	86,200
Special Land Value	0
Total Appraised Parcel Value	191,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**191,000**

ASSESSING NEIGHBORHOOD

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

NOTES

EFP HAS HEAT

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				27,110	SF	3.09	1.0300	5	1.0000	1.00	MA	1.00				1.00	3.18	86,200

Total Card Land Units: 0.62 AC | Parcel Total Land Area: 0.62 AC | Total Land Value: 86,200

Property Location: 60 HANWARD HL **MAP ID:** 37/ 3/ 0/ / **Bldg Name:** **State Use:** 101

Vision ID: 3045 **Account #** 3095 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/02/2016 11:27

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.75		1 3/4 STORIES
Foundation	2		CONC BLOCK
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2	8		PLYWD PANL
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
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	8		
Bath Style	P		POOR
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage	1		
Units	1		
WS Flues			
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

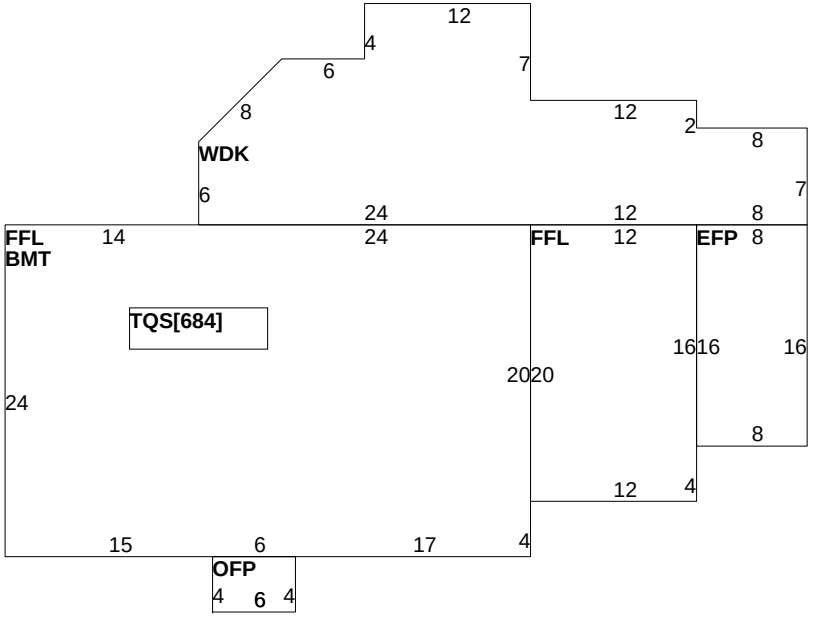
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	87.78
Replace Cost	171,526
AYB	1952
EYB	1975
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	39
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	61
Apprais Val	104,600
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
02	SHED/FR			L	64	7.48	1985	A		FR	50	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	912		17.52	15,976
EFP	ENCL PORCH	0	128		26.06	3,336
FFL	1ST FLOOR	1,152	1,152		87.78	101,125
OFP	OPEN PORCH	0	24		7.32	176
TQS	3/4 STORY	513	684		65.84	45,032
WDK	WOOD DECK	0	482		12.20	5,881
	Ttl. Gross Liv/Lease Area:	1,665	3,382	1,954		171,526