

Property Location: 20 HEDGEROW LN
Vision ID: 1237

Account #1272

Bldg Name: 1 of 1
Sec #: 1 of 1
Card 1 of 1

State Use: 101
Print Date: 12/14/2017 21:33

CURRENT OWNER

GURNEY JENNIFER K

20 HEDGEROW LN

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

192,800

Appraised Value

107,900

84,800

100

192,800

Assessed Value

107,900

84,800

100

192,800

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

GURNEY JENNIFER K

GURNEY JOHN K LIFE ESTATE,

GURNEY JOHN K + VIRGINIA M,

BK-VOL/PAGE

18912/ 102

12272/ 365

03682/ 0436

SALE DATE

09/13/2011

04/17/2002

04/14/1972

q/u

U

U

U

v/i

1

1

1

SALE PRICE

99,750

100

0

V.C.

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

106,600

82,900

100

189,600

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

105,400

80,500

100

186,000

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

105,400

80,500

100

186,000

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

FY91 AB 42

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

107,900

0

100

84,800

0

192,800

C

0

192,800

BUILDING PERMIT RECORD

Permit ID

216

Issue Date

09/03/1999

Type

4

Description

ADDITION

Amount

30,000

Insp. Date

% Comp.

0

Date Comp.

Comments

PORCH ADDITION

VISIT/CHANGE HISTORY

Date

11/18/2011

11/28/2003

11/17/1999

08/15/1991

05/15/1980

Type

IS

ID

317

274

247

131

500

Cd.

3

3

15

3

3

Purpose/Result

MEAS+INSPCTD

MEAS+INSPCTD

PERMIT VISIT

MEAS+INSPCTD

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RB

D

Front

Depth

Units

17,169 SF

Unit Price

4.94

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

4.94

Land Value

84,800

Total Card Land Units:

0.39 AC

Parcel Total Land Area:

0.39 AC

Total Land Value:

84,800

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	437			
Stories	1.00		1 STORY	Int vs Ext	AV			
Foundation	1		CONCRETE	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				Adj. Base Rate:				99.53
Interior Floor 1	3		HARDWOOD	Replace Cost				171,286
Interior Floor 2	4		CARPET	AYB				1960
Heat Fuel	2		GAS	EYB				1980
Heat Type	1		FORCED H/A	Dep Code				AG
AC Type	03		FULL	Remodel Rating				
Bedrooms	3			Year Remodeled				
Full Baths	1			Dep %				37
Half Baths	1			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	6			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				63
Extra Kitchens	0			Apprais Val				107,900
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12		CONCRETE	Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues	1			Cost to Cure Ovr				0
FBM Quality	1			Cost to Cure Ovr Comment				
Fireplaces	0							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,248		19.94	24,882	
EFP	ENCL PORCH	0	390		29.86	11,645	
FFL	1ST FLOOR	1,248	1,248		99.53	124,210	
GAR	GARAGE	0	264		39.96	10,550	
Ttl. Gross Liv/Lease Area:		1,248	3,150	1,721		171,286	

