

Property Location: 28 HANWARD HL

Vision ID: 1885

Account #1921

MAP ID: 26/ 97/ 9/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 16:19

CURRENT OWNER

HUMPHRIES LYNNE ANN

28 HANWARD HILL

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

200,000

Appraised Value

113,800

84,200

2,000

200,000

Assessed Value

113,800

84,200

2,000

200,000

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

HUMPHRIES LYNNE ANN

HUMPHRIES,W SCOTT &

HOLLIS LARRY K + JANE A,

BK-VOL/PAGE

13154/ 470

10425/ 016

03265/ 0202

SALE DATE

05/01/2003

08/28/1998

06/19/1967

q/u

U

U

U

v/i

1

1

1

SALE PRICE

1

140,500

0

V.C.

H

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

2018

Total:

Code

101

101

101

Assessed Value

105,300

84,200

2,000

191,500

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

105,800

82,300

2,000

190,100

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

104,700

79,900

2,000

186,600

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

BATH RENOVATED

APPROAISED 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

113,800

0

2,000

84,200

0

200,000

C

0

200,000

BUILDING PERMIT RECORD

Permit ID

18

221

Issue Date

02/01/1989

01/01/1983

Type

MN

MN

Description

Manual Note

Manual Note

Amount

4,985

0

Insp. Date

% Comp.

0

0

Date Comp.

Comments

RENOVATE

REMODEL

VISIT/CHANGE HISTORY

Date

12/19/2014

07/09/2004

03/22/2004

10/17/2003

03/16/1996

Type

IS

ID

317

328

250

274

170

Cd.

2

16

22

2

3

Purpose/Result

MEASURED

FIELDREV CHG

MAILER SENT

MEASURED

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

15,300

SF

Unit Price

5.50

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

5.50

Land Value

84,200

Total Card Land Units:

0.35

AC

Parcel Total Land Area:

0.35

AC

Total Land Value:

84,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2	26		WOOD	101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			104.89
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			199,601
AC Type	03		FULL	AYB			1950
Bedrooms	4			EYB			1975
Full Baths	2			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %			43
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			57
Bsmt Garage				Apprais Val			113,800
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			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
07	POOL A-C	OB	Outbuilding	L	24	69.00	1997	A		FR	50	800
22	WOOD DK			L	190	9.20	1990	A		GD	70	1,200

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value				
BMT	BASEMENT	0	912		20.93	19,090				
FFL	1ST FLOOR	1,092	1,092		104.89	114,537				
GAR	GARAGE	0	240		41.96	10,069				
HST	HALF STORY	456	912		52.44	47,829				
WDK	WOOD DECK	0	551		14.66	8,076				

