

Property Location: 33 ALBANO DR
Vision ID: 2816

Account #2865

MAP ID: 34/ 44/ 27/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/07/2018 09:02

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION	
WANDS JOHN J JR WANDS JENNIFER L 33 ALBANO DR EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	107,000	107,000		
						RES LAND	101	62,500	62,500		
						RESIDENTL.	101	12,000	12,000		
SUPPLEMENTAL DATA						Total				181,500	181,500
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384394_2856764			Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
WANDS JOHN J JR HIGGINS LESLIE A + VIGLIANO JOHN A +		09669/ 0585 08024/ 0293 03340/ 0086	10/31/1996 04/24/1992 05/29/1968	U	1	94,900 110,000 0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2018	101	98,800	2017	101	96,600	2016	101	95,500
								2018	101	62,500	2017	101	59,400	2016	101	64,000
								2018	101	12,000	2017	101	12,000	2016	101	12,100
								Total:			173,300	Total:			168,000	Total:

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Type	Description	Amount	Code	Description	Number	Amount									Comm. Int.	
Total:										APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 107,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 12,000 Appraised Land Value (Bldg) 62,500 Special Land Value 0 Total Appraised Parcel Value 181,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 181,500							
ASSESSING NEIGHBORHOOD																	
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch									
0001/A						101		MF									
NOTES																	

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
7	01/19/1999	20	WOOD STOVE	30		0				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		S Adj Fact	Adj. Unit Price	Land Value			
																Spec Use	Spec Calc						
1	101	ONE FAM	RA				10,000	SF	8.23	0.7600	3	1.0000	1.00	MF	1.00				1.00	6.25	62,500		
Total Card Land Units:			0.23	AC	Parcel Total Land Area:			0.23	AC												Total Land Value:		62,500

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		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			119.20
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			152,813
Heat Type	1		FORCED H/A	AYB			1950
AC Type	01		NONE	EYB			1988
Bedrooms	3			Dep Code			GD
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %			30
Total Rooms	5			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			70
Basement Floor	12		CONCRETE	Apprais Val			107,000
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	650		23.84	15,496
FFL	1ST FLOOR	750	750		119.20	89,399
HST	HALF STORY	375	750		59.60	44,700
OPF	OPEN PORCH	0	16		14.90	238
WDK	WOOD DECK	0	180		16.56	2,980

WDR	WOOD BECK	0	100	10.50	2,500
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