

Property Location

75 HANWARD HL

Map ID

37/ 11/ 8/ /

Bldg Name

State Use

101

Vision ID

3024

Account #

3074

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 9:16:21 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MARKELL MCNARY CHRISTINE 75 HANWARD HILL EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	156600	156,600												
						RES LAND	101	84800	84,800												
						RESIDNTL.	101	5700	5,700												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_383071_2851160						Total				247,100	247,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MARKELL MCNARY CHRISTINE OLIVERI NATHAN, O' SHEA ELIZABETH M +, COTO EVELYN V		18483	0483	10-01-2010	U	I	270,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		12024	0281	12-10-2001	U	I	160,000		2019	101	152,600	2018	101	141,800	2017	101	139,400				
		09246	0578	09-13-1995	U	I	129,900			101	82,300		101	82,300		101	80,400				
		02779	0062	11-17-1960	U	I	0			101	5,700		101	5,700		101	5,700				
		Total						Total		240600	Total		229800	Total		225500					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int													
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
LARGE DORMER ON REAR																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
315	10-05-2007	4	ADDITION	25,000				EXTEND KITCHEN,	03-27-2018			333	11	ENTRY DENIED							
									02-29-2008			317	14	INSPECTED							
									02-08-2008			317	15	PERMIT VISIT							
									02-08-2008			317	15	PERMIT VISIT							
									11-22-2002			250	22	MAILER SENT							
									11-19-2002			274	2	MEASURED							
									03-24-1992			170	3	MEAS+INSPCTD							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM	RC				9,940 SF	8.53	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.53	84,800
Total Card Land Units							0.228	AC	Parcel Total Land Area:				0.2282	Total Land Value							84,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	90.76	
Interior Floor 2	4	CARPET	RCN	223,780	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	156,600	
FBM Sqft	691		Dep % Ovr		
FBM Quality	4		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	336	28.18	1960	60	0.00	AV	A	1.00	5,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		22.37	25,773	
FFL	1ST FLOOR	1,152	1,152		112.06	129,091	
TQS	3/4 STORY	576	768		84.04	64,545	
WDK	WOOD DECK	0	280		15.61	4,370	
Ttl Gross Liv / Lease Area		1,728	3,352	1,997		223,780	

