

Property Location

3 HEDGEROW LN

Map ID

23/ 12/ 106/ /

Bldg Name

State Use

101

Vision ID

1233

Account #

1268

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:36:40

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW								
WINN JANICE G + WINN JOHN C + KURUC DONNA J 3 HEDGEROW LN EAST LONGMEADOW MA 01028 GIS ID F_379634_2856797		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed									
										RESIDNTL.	101	107600	107,600									
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	89900	89,900									
										RESIDNTL.	101	400	400									
		SUPPLEMENTAL DATA								Total				197,900	197,900							
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
WINN JANICE G + WINN JOHN C + WINN ROSE E,		18656 04119		0457 0329		02-01-2011		U		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
						04-17-1975		U		0				2020	101	102,300	2019	101	97,300	2018	101	90,100
														101	89,900	101	87,400	101	87,400			
														101	400	101	400	101	400			
														Total		192600	Total		185100	Total		177900
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														APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								107,600				
0001						101		MA		Appraised Xf (B) Value (Bldg)								0				
										Appraised Ob (B) Value (Bldg)								400				
										Appraised Land Value (Bldg)								89,900				
										Special Land Value								0				
										Total Appraised Parcel Value								197,900				
										Valuation Method								C				
										Adjustment												
										Net Total Appraised Parcel Value								197,900				
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								
72	04-05-2011	12	REROOF	9,405					07-19-2019			334	3	MEAS+INSPCTD								
									02-10-2012			317	15	PERMIT VISIT								
									11-28-2003			274	3	MEAS+INSPCTD								
									08-15-1991			131	3	MEAS+INSPCTD								
									05-15-1980			500	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	RB				24,909 SF	3.61	1.000	5	LAND	1.00	MA	1.00			0		1.000	3.61	89,900	
Total Card Land Units							0.572	AC	Parcel Total Land Area: 0.5718							Total Land Value					89,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		116.82
Interior Floor 1	3	HARDWOOD	RCN		170,858
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1960
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		107,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	692		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
02	SHED/FR			L	96	7.48	1995	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		28.14	27,798	
CPT	CARPORT	0	312		13.95	4,352	
FFL	1ST FLOOR	988	988		140.39	138,708	
Ttl Gross Liv / Lease Area		988	2,288	1,217		170,858	

