

Property Location

51 HARWICH RD

Map ID

23/ 36/ 9/ /

Bldg Name

State Use

101

Vision ID

1260

Account #

1295

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:40:29

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
LUVERA STEPHEN M LUVERA KATHRYN A 51 HARWICH RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed													
										RESIDNTL.	101	118600	118,600													
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	86700	86,700													
										RESIDNTL.	101	11900	11,900													
		SUPPLEMENTAL DATA								Total				217,200	217,200											
GIS ID		F_380924_2855855		Mailed		Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
LUVERA STEPHEN M HENAULT ERVIN F + DORIS P,				15456 02733		0549 0187		10-28-2005 03-11-1960		U U		I I		200,000 0		VC		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2020	101	112,300	2019	101	109,100	2018	101	100,800
																			101	86,700		101	84,100		101	84,100
																			101	11,900		101	11,900		101	11,900
																Total		210900	Total	205100	Total	196800				
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								APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)						118,600										
0001						101		MA		Appraised Xf (B) Value (Bldg)						0										
NOTES										Appraised Ob (B) Value (Bldg)						11,900										
9/12/14 REAR OF HOUSE ASSUMED COMPLETE FENCED										Appraised Land Value (Bldg)						86,700										
										Special Land Value						0										
										Total Appraised Parcel Value						217,200										
										Valuation Method						C										
										Adjustment																
										Net Total Appraised Parcel Value						217,200										
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											
286	01-01-1986	MN	Manual Note					IG POOL		09-12-2014			317	2	MEASURED											
										11-29-2003			274	3	MEAS+INSPCTD											
										04-27-1992			107	22	MAILER SENT											
										08-16-1991			131	2	MEASURED											
										05-14-1980			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				15,018 SF	5.77	1.000	5	LAND	1.00	MA	1.00		0		1.000	5.77	86,700						
Total Card Land Units							0.345	AC	Parcel Total Land Area:				0.3448	Total Land Value							86,700					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12		
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 Story	Units	1		
Foundation	1		MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
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		98.96	
Interior Floor 1	4	CARPET	RCN		207,991	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1960	
Heat Type	1	FORCED H/A	Effective Year Built		1975	
AC Type	03	FULL	Depreciation Code		AV	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		43	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	F	FAIR	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		118,600	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues	2		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1987	60	0.00	AV	A	1.00	11,300
02	SHED/FR			L	144	7.48	1987	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		22.46	28,031	
FFL	1ST FLOOR	1,560	1,560		112.12	174,914	
WDK	WOOD DECK	0	320		15.77	5,046	
Ttl Gross Liv / Lease Area		1,560	3,128	1,855		207,991	

