

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

11/13/2023 7:24:14 P

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	150800	150,800												
						RES LAND	101	113200	113,200												
						RESIDNTL.	101	12300	12,300												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_380924_2855855						Total		276,300	276,300												
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	0549	10-28-2005	U	I	200,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		02733	0187	03-11-1960	U	I	0		2023	101	138,200	2022	101	123,800	2021	101	118,600				
									101	102,900	101	93,600	101	86,700							
									101	11,900	101	11,900	101	11,900							
		Total						Total	253,000	Total	229,300	Total	217,200								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
										APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 150,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 12,300 Appraised Land Value (Bldg) 113,200 Special Land Value 0 Total Appraised Parcel Value 276,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 276,300											
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
NOTES																					
9/12/14 REAR OF HOUSE ASSUMED COMPLETE FENCED																					
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	7.54	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.54	113,200
Total Card Land Units							0.34	AC	Parcel Total Land Area:				0.34	Total Land Value							113,200

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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	128.17	
Interior Floor 2			RCN	264,611	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	F	FAIR	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	150,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	2		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
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	12.00	1987	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		28.29	35,300	
FFL	1ST FLOOR	1,560	1,560		141.20	220,274	
WDK	WOOD DECK	0	320		28.24	9,037	
Ttl Gross Liv / Lease Area		1,560	3,128			264,611	

