

Property Location

26 HANWARD HL

Map ID

26/ 96/ 8/ /

Bldg Name

State Use

101

Vision ID

1884

Account #

1920

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 9:03:53 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
CHAPDERLANE COX KERRY ANN 26 HANWARD HL EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	256800	256,800													
						RES LAND	101	112500	112,500													
						RESIDNTL.	101	1700	1,700													
		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_382174_2851718						Total				371,000	371,000											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
CHAPDERLANE COX KERRY ANN WINSECK KATIE E WINSECK KATIE E BEAN DANA R JUDITH E, EDDY DONALD T + CHRISTINE		23596	0157	12-16-2020	Q	I	305,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		23420	0043	09-15-2020	U	I	1	1A	2023	101	236,300	2022	101	213,100	2021	101	148,400					
		16646	0307	04-02-2007	U	I	284,000			101	102,300		101	93,000		101	86,100					
		09121	0205	05-03-1995	U	I	129,900			101	1,200		101	400		101	400					
		06781	0543	03-18-1988	U	I	149,900		Total		339,800	Total		306,500	Total		234,900					
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) 256,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,700 Appraised Land Value (Bldg) 112,500 Special Land Value 0 Total Appraised Parcel Value 371,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 371,000													
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MA																
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								
202202560	08-19-2022	25	WINDOWS	14,434	06-09-2023	100	06-09-2023	REPLC 6 WINDOW	06-09-2023			425	15	PERMIT VISIT								
202102982	10-08-2021	62	SOLAR	41,338	06-01-2022	100	06-01-2022	FRONT	03-27-2018			333	4	INFO AT DOOR								
168	05-23-2008	17	DECK	1,500		0		16` X 12` ATTACHE	01-23-2009			317	15	PERMIT VISIT								
									04-13-2004			317	14	INSPECTED								
									03-22-2004			AO	22	MAILER SENT								
									10-17-2003			274	2	MEASURED								
									01-30-1992			131	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				13,500 SF	8.33	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.33	112,500	
							Total Card Land Units	0.31	AC	Parcel Total Land Area: 0.31											Total Land Value	112,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	2	CLAPBOARD	101	ONE FAM	Percentage
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	3	HARDWOOD	Adj Base Rate	129.78	
Interior Floor 2	4	CARPET	RCN	295,204	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1951	
AC Type	01	NONE	Effective Year Built	2008	
Bedrooms	4		Depreciation Code	EX	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	13	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	87	
Extra Kitchen St	N	NONE	RCNLD	256,800	
FBM Sqft	456		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		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
02	SHED/FR			L	80	12.00	1986	60	0.00	AV	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	87	1.00	AV	A	0.00	0
19	PATIO			L	196	8.00	2021	70	0.00	GD	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		32.57	29,700	
FFL	1ST FLOOR	1,029	1,029		163.19	167,919	
GAR	GARAGE	0	240		65.27	15,666	
HST	HALF STORY	456	912		81.59	74,413	
WDK	WOOD DECK	0	228		32.92	7,507	
Ttl Gross Liv / Lease Area		1,485	3,321			295,204	

