

Property Location
Vision ID

33 ALBANO DR
2816

Account #
2865

Map ID
34/ 44/ 27/ /

Bldg #
1

Bldg Name
Sec #
1
of
1

Card #
1
of
1

State Use
101
Print Date
11/14/2023 12:01:40

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
WANDS JOHN J JR 33 ALBANO DR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	147500	147,500															
					RES LAND	101	84200	84,200															
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	14000	14,000															
SUPPLEMENTAL DATA						Total				245,700	245,700												
GIS ID F_384394_2856764		Mailed		Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
WANDS JOHN J JR		24886	367	01-24-2023	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
WANDS JOHN J JR		09669	0585	10-31-1996	U	I	94,900		2023	101	135,200	2022	101	121,300	2021	101	116,200						
HIGGINS LESLIE A +		08024	0293	04-24-1992	U	I	110,000			101	76,500		101	69,500		101	64,400						
VIGLIANO JOHN A +		03340	0086	05-29-1968	U	I	0			101	12,000		101	12,000		101	12,000						
Total								223,700	Total		202,800	Total		192,600									
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value 147,500 0 14,000 84,200 0 245,700 C 245,700														
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		MF																	
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									
7	01-19-1999	20	WOOD STOVE	30					12-11-2015			317	2	MEASURED									
									08-30-2003			274	3	MEAS+INSPCTD									
									11-05-1999			247	15	PERMIT VISIT									
									02-19-1992			170	3	MEAS+INSPCTD									
									01-12-1981			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	RA				10,000 SF	11.08	0.760	3	LAND	1.00	MF	1.00			0		1.000	8.42	84,200		
Total Card Land Units							0.23 AC	Parcel Total Land Area:							0.23	Total Land Value							84,200

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	7	BRICK	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		147.86
Interior Floor 1	3	HARDWOOD	RCN		210,783
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		147,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	624	32.00	1960	60	0.00	AV	A	1.00	12,000
02	SHED/FR			L	96	12.00	2002	60	0.00	AV	A	1.00	700
19	PATIO			L	72	8.00	2002	70	0.00	GD	G	1.25	500
19	PATIO			L	120	8.00	2002	70	0.00	GD	G	1.25	800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	650		32.60	21,192
FFL	1ST FLOOR	750	750		163.02	122,264
HST	HALF STORY	375	750		81.51	61,132
OFP	OPEN PORCH	0	16		20.38	326
WDK	WOOD DECK	0	180		32.60	5,869
Ttl Gross Liv / Lease Area		1,125	2,346			210,783

