

Property Location		75 HANWARD HL		Map ID		37/ 11/ 8/ /		Bldg Name		State Use 101	
Vision ID		3024		Account #		3074		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 12:35:32	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
KARKEVICH RACHELLE FITZGERALD MICHAEL JR 75 HANWARD HL EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	247100	247,100		
						RES LAND	101	110700	110,700		
						RESIDNTL.	101	6500	6,500		
		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#		Total		364,300	364,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KARKEVICH RACHELLE MARKELL MCNARY CHRISTINE OLIVERI NATHAN, O`SHEA ELIZABETH M +, COTO EVELYN V		24578	0152	06-03-2022	Q	I	368,000	00	Year	Code	Assessed	Year	Code	Assessed
		18483	0483	10-01-2010	U	I	270,000		2023	101	227,500	2022	101	171,500
		12024	0281	12-10-2001	U	I	160,000			101	100,700		101	91,500
		09246	0578	09-13-1995	U	I	129,900			101	5,700		101	5,700
		02779	0062	11-17-1960	U	I	0		Total		333,900	Total		268,700
										Total		Total		255,200

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					
Total														

ASSESSING NEIGHBORHOOD						Appraised BLDG. Value (Card) 247,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,500 Appraised Land Value (Bldg) 110,700 Special Land Value 0 Total Appraised Parcel Value 364,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 364,300							
Nbhd		Nbhd Name		Tracing								Batch	
0001				101								MA	

NOTES													
LARGE DORMER ON REAR													

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	
315	10-05-2007	4	ADDITION	25,000				EXTEND KITCHEN,	03-27-2018			333	11	ENTRY DENIED	
									02-29-2008			317	14	INSPECTED	
									02-08-2008			317	15	PERMIT VISIT	
									02-08-2008			317	15	PERMIT VISIT	
									11-22-2002			250	22	MAILER SENT	
									11-19-2002			274	2	MEASURED	
									03-24-1992			170	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				9,940 SF	11.14	1.000	5	LAND	1.00	MA	1.00			0		1.000	11.14	110,700		
Total Card Land Units							0.23	AC	Parcel Total Land Area: 0.23							Total Land Value							110,700

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+	AVG. (+)	#Heat Sys	1.00		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	2	CONC BLOCK	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	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		125.18	
Interior Floor 1	3	HARDWOOD	RCN		320,851	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1960	
Heat Type	1	FORCED H/A	Effective Year Built		1998	
AC Type	03	FULL	Depreciation Code		GV	
Bedrooms	3		Remodel Rating		04	
Full Baths	2		Year Remodeled		2005	
Half Baths	0		Depreciation %		23	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		77	
Extra Kitchens	0		RCNLD		247,100	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	691		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	336	32.00	1960	60	0.00	AV	A	1.00	6,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		31.81	36,641	
FFL	1ST FLOOR	1,152	1,152		159.31	183,525	
TQS	3/4 STORY	576	768		119.48	91,763	
WDK	WOOD DECK	0	280		31.86	8,921	
Ttl Gross Liv / Lease Area		1,728	3,352			320,851	

