

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
HITCHCOCK ALAN J TR  69 INDEPENDENCE RD  FEEDING HILLS MA 01030						Description	Code	Appraised	Assessed	1006  EAST LONGMEADOW
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	196000	196,000	
						RES LAND	101	103000	103,000	
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	1600	1,600	
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_376883_2850157						Total		300,600	300,600	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
HITCHCOCK ALAN J TR							23826	0340	04-15-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
HITCHCOCK ALAN							22856	0470	09-17-2019	Q	I	253,000	00	2023	101	180,000	2022	101	161,600	2021	101	155,000	
POWERS KARIN A							21902	0572	10-16-2017	Q	I	250,000	00		101	93,700		101	85,200		101	78,800	
JOREY SUZANNE T							17868	0504	06-03-2009	U	I	265,000			101	1,000		101	1,000		101	1,000	
BRUNO DENNIS A + SUSAN M,							03473	0490	11-21-1969	U	I	0											
Total												274,700		Total		247,800		Total		234,800			

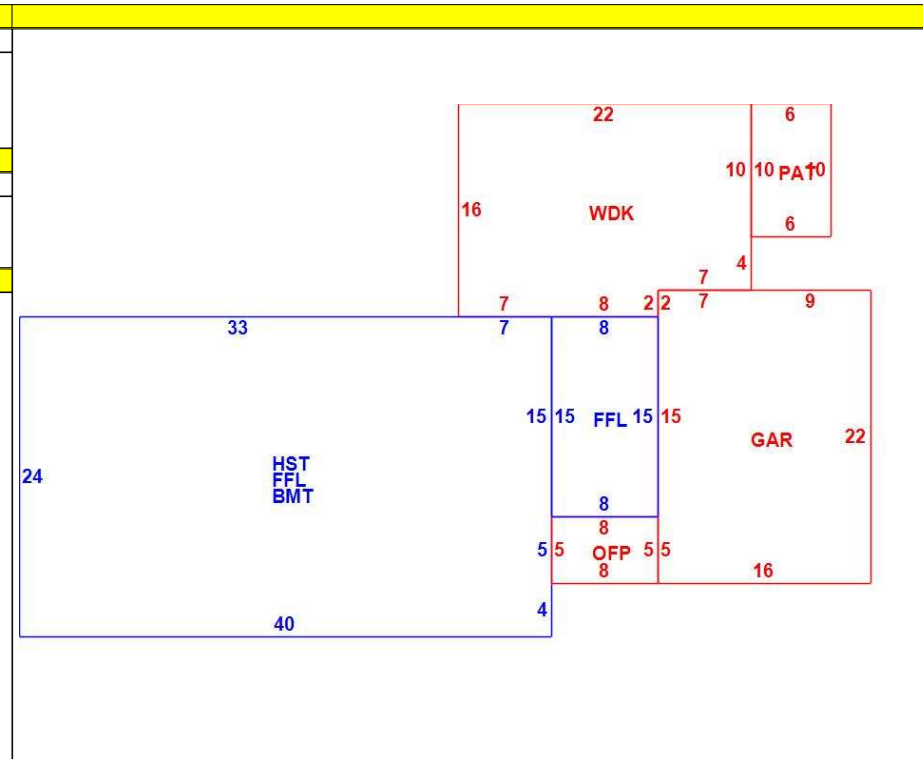
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int														
Total																						

ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name				Tracing				Batch		Appraised BLDG. Value (Card)						196,000
0001						101				MA		Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						1,600
												Appraised Land Value (Bldg)						103,000
												Special Land Value						0
												Total Appraised Parcel Value						300,600
												Valuation Method						C
												Adjustment						
												Net Total Appraised Parcel Value						300,600

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			
												B-23-773	10-27-2023	12	REROOF	13,600		0			06-03-2019			400	15	PERMIT VISIT			
												201801254	04-13-2018	25	WINDOWS	2,319	06-03-2019	100	06-03-2019	INCLUDES 1 REPL	03-23-2018			333	2	MEASURED			
												201801144	04-06-2018	91	INSULATION	4,000	06-03-2019	100	06-03-2019	ASSUMED COMPL	02-10-2010			317	16	FIELDREV CHG			
												215	07-17-2000	10	SHED	5,000					07-24-2009			375	3	MEAS+INSPCTD			
												45	04-06-1999	21	SIDING	15,800				NVC	04-22-2004			318	14	INSPECTED			
												4	01-01-1986	MN	Manual Note					RENOV KIT	04-05-2004			250	22	MAILER SENT			
													01-01-1979	MN	Manual Note	3,500				BTH+CLOSET	03-29-2004			316	2	MEASURED			

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				17,675 SF	6.48	1.000	5	LAND	1.00	MA	1.00		0	TRF2	0.9	1.000	5.83	103,000			
Total Card Land Units							0.41	AC	Parcel Total Land Area:				0.41	Total Land Value										103,000

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	<b>MIXED USE</b>		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	12	BOARD+BATT	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Adj Base Rate		126.12
Interior Floor 1	3	HARDWOOD	RCN		280,024
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1969
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		196,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
02	SHED/FR			L	216	12.00	2000	60	0.00	AV	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		28.46	27,319	
FFL	1ST FLOOR	1,080	1,080		142.29	153,672	
GAR	GARAGE	0	352		57.00	20,063	
HST	HALF STORY	480	960		71.14	68,299	
OFF	OPEN PORCH	0	40		14.23	569	
PAT	PATIO	0	60		7.11	427	
WDK	WOOD DECK	0	338		28.63	9,676	
Ttl Gross Liv / Lease Area		1,560	3,790			280,024	

