

Property Location

26 SANFORD ST

Map ID

76/ 33/ 9/ /

Bldg Name

State Use

101

Vision ID

5400

Account #

5478

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 9:59:10 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
HANNOUCHE JUDITH R HANNOUCHE ADELA 26 SANFORD ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	180500	180,500		
						RES LAND	101	138900	138,900		
						RESIDNTL.	101	25900	25,900		
		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_392529_2848391						Total				345,300	345,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HANNOUCHE JUDITH R FISHER KEVIN , FISHER KEVIN + MANDI, AVDOULOS PETER J + PAWLIN		15405	0196	10-12-2005	U	I	305,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		12061	0132	12-27-2001	U	I	1		2023	101	165,300	2022	101	147,500	2021	101	141,200
		09795	0074	03-14-1997	U	I	129,000		101	126,300	101	113,800	101	105,500			
		06555	0309	07-13-1987	U	I	147,000	1	101	25,400	101	25,400	101	25,400			
05641	0340	06-29-1984	U	I	50	Total	317,000		Total	286,700	Total	272,100					

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Tracing	Batch	
0001		101	MG	

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
202200934	03-21-2022	91	INSULATION	2,907		0			08-26-2019			334	2	MEASURED
201202388	06-05-2012	91	INSULATION	1,900					07-20-2012			317	15	PERMIT VISIT
59	04-24-1998	11	POOL	1,800					05-18-2006			311	3	MEAS+INSPCTD
									12-21-1999			247	3	MEAS+INSPCTD
									03-19-1999			200	15	PERMIT VISIT
									03-23-1992			131	3	MEAS+INSPCTD
									01-29-1981			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				20,104 SF	5.76	1.200	7	LAND	1.00	MG	1.00			0		1.000	6.91	138,900
Total Card Land Units							0.46	AC	Parcel Total Land Area: 0.46							Total Land Value					138,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		122.92
Interior Floor 2	3	HARDWOOD	RCN		286,565
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1949
AC Type	01	NONE	Effective Year Built		1984
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		180,500
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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	968	29.00	1998	70	0.00	GD	G	1.25	24,600
02	SHED/FR			L	120	12.00	2005	70	0.00	GD	G	1.25	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,406		26.86	37,770	
FFL	1ST FLOOR	1,610	1,610		134.41	216,402	
GAR	GARAGE	0	364		53.91	19,624	
OPF	OPEN PORCH	0	4		0.00	0	
WDK	WOOD DECK	0	474		26.94	12,769	
Ttl Gross Liv / Lease Area		1,610	3,858			286,565	

