

Property Location

26 EDWILL RD

Map ID

77/ 33/ 26/ /

Bldg Name

State Use

101

Vision ID

5498

Account #

5577

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:16:39

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
LEONARDO PATRICK J LEONARDO BARBRA 26 EDWILL RD EAST LONGMEADOW MA 01028 GIS ID F_391245_2847009		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		225400		225,400																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		146800		146,800																							
										RESIDNTL.		101		1300		1,300																							
		SUPPLEMENTAL DATA								Total		373,500		373,500																									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
LEONARDO PATRICK J SEARS WILLIAM C + KAREN E, ALLAN ROBERT W + NANCY JA		15839		0548		04-21-2006		U		I		327,500				Year		Code		Assessed		Year		Code		Assessed													
		09199		0205		07-28-1995		U		I		136,500				2023		101		206,300		2022		101		183,300													
		02775		0271		10-27-1960		U		I		0						101		131,900				101		118,900													
																		101		800				101		800													
														Total		339,000				Total		303,000				Total		286,500											
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)								225,400															
0001				101		MG										Appraised Xf (B) Value (Bldg)								0															
																Appraised Ob (B) Value (Bldg)								1,300															
																Appraised Land Value (Bldg)								146,800															
																Special Land Value								0															
																Total Appraised Parcel Value								373,500															
																Valuation Method								C															
																Adjustment																							
																Net Total Appraised Parcel Value								373,500															
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											
201501796		05-27-2015		62		SOLAR		26,390		04-15-2016		100		04-15-2016				03-03-2017						317		15		PERMIT VISIT											
201500281		02-04-2015		91		INSULATION		3,100				0						04-15-2016						317		15		PERMIT VISIT											
201400630		03-25-2014		91		INSULATION		1,500				100		05-15-2014				06-05-2015						317		15		PERMIT VISIT											
354		11-01-1988		MN		Manual Note		248								WD STOVE		09-12-2008						317		14		INSPECTED											
34		01-01-1983		MN		Manual Note										SOLAR H/W		04-13-2006						311		2		MEASURED											
																		12-16-1999						247		3		MEAS+INSPCTD											
																		03-23-1992						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		RA								31,038 SF		3.94		1.200		7		LAND		1.00		MG		1.00				0		1.000		4.73		146,800	
Total Card Land Units														0.71		AC		Parcel Total Land Area:				0.71				Total Land Value										146,800			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style		05	CAPE			Basement Floor		12	CONCRETE				
Model		01	RESIDENTIAL			Bsmnt Garage							
Grade		C	AVERAGE			#Heat Sys		1.00					
Stories		1.75	1 3/4 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					116.92		
Interior Floor 1		3	HARDWOOD			RCN					322,013		
Interior Floor 2		4	CARPET			Net Other Adj							
Heat Fuel		2	GAS			Year Built					1960		
Heat Type		1	FORCED H/A			Effective Year Built					1991		
AC Type		03	FULL			Depreciation Code					GD		
Bedrooms		3				Remodel Rating							
Full Baths		1				Year Remodeled							
Half Baths		1				Depreciation %					30		
Extra Fixtures		0				Functional Obsol							
Total Rooms		7				External Obsol							
Bath Style		A	AVERAGE			Cost Trend Factor					1		
Half Bath Style		A	AVERAGE			Condition							
Kitchens		1				% Complete							
Kitchen Style		A	AVERAGE			Overall % Condition					70		
Extra Kitchens		0				RCNLD					225,400		
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	80	12.00	1975	70	0.00	GD	G	1.25	800
02	SHED/FR			L	64	12.00	2003	70	0.00	GD	A	1.00	500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	912		25.43		23,192		
EFP	ENCL PORCH					0	240		63.71		15,291		
FFL	1ST FLOOR					1,344	1,344		127.43		171,265		
GAR	GARAGE					0	484		51.08		24,721		
OPF	OPEN PORCH					0	28		13.65		382		
TQS	3/4 STORY					684	912		95.57		87,161		
Ttl Gross Liv / Lease Area						2,028	3,920				322,013		

