

Property Location		55 HARWICH RD		Map ID		23/ 35/ 10/ /		Bldg Name		State Use 101	
Vision ID		1259		Account #		1294		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/19/2025 9:15:41 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ARCAND PATRICIA G 55 HARWICH RD EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed		
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	193000	193,000		
						RES LAND	101	113300	113,300		
						RESIDNTL.	101	1600	1,600		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID		Received							
		SP Permit		NIA							
		Chapter Land		Field 8							
		OC Dates		Field 9							
		In+Ex FY		Field 10							
GIS ID		F_380910_2855956		Mailed		Assoc Pid#		Total		307,900	
								307,900			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ARCAND PATRICIA G		03432	0228	06-20-1969	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2025	101	175,300	2024	101	162,000	2023	101	148,700
									101	113,300		101	113,300		101	103,000
									101	1,600		101	1,600		101	1,400
								Total		290,200	Total		276,900	Total		253,100

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) 193,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,600 Appraised Land Value (Bldg) 113,300 Special Land Value 0 Total Appraised Parcel Value 307,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 307,900												
Nbhd		Nbhd Name										Tracing		Batch		
0001												101		MA		
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-23-110	02-17-2023	14	MIN ALT	14,135	05-05-2023	100	05-05-2023	ENTRY DOOR, 2 SK	05-22-2018			400	15	PERMIT VISIT	
201701871	06-27-2017	MN	Manual Note	2,716	05-22-2018	100	05-22-2018	PATIO DOOR-ASSU	05-31-2013			317	15	PERMIT VISIT	
201301607	05-02-2013	20	WOOD STOVE	3,110		100	05-15-2014	FIREPLACE INSER	05-29-2013			317	15	PERMIT VISIT	
201203051	09-07-2012	91	INSULATION	1,580		100	05-15-2014		08-10-2012			317	15	PERMIT VISIT	
201202484	06-15-2012	7	REMODEL	22,196				KITCHEN	07-26-2012			317	15	PERMIT VISIT	
59	03-22-2011	25	WINDOWS	3,165				NVC	02-10-2012			317	15	PERMIT VISIT	
157	06-01-1994	MN	Manual Note	9,990				ADDITION	11-29-2003			274	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	RB				15,081 SF	7.51	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.51	113,300		
Total Card Land Units							0.35	AC	Parcel Total Land Area: 0.35							Total Land Value							113,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
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	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	152.02	
Interior Floor 2			RCN	338,667	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1959	
AC Type	03	FULL	Effective Year Built	1982	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	F	FAIR	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	193,000	
FBM Sqft	494		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	2		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
02	SHED/FR			L	96	12.00	1970	50	0.00	FR	A	1.00	600
07	POOLA-C	OB	Outbuildi	L	24	69.00	1981	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		33.62	33,213	
FFL	1ST FLOOR	1,508	1,508		167.74	252,952	
GAR	GARAGE	0	546		66.97	36,567	
WDK	WOOD DECK	0	476		33.48	15,935	
Ttl Gross Liv / Lease Area		1,508	3,518			338,667	

