

Property Location		31 HANWARD HL		Map ID		26/ 98/ 27/ /		Bldg Name		State Use 101	
Vision ID		1886		Account #		1922		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/19/2025 10:58:04	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
CULLINAN TIMOTHY W HUTCHISON JAMIE L 31 HANWARD HL EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	220200	220,200				
						RES LAND	101	101200	101,200				
						RESIDNTL.	101	500	500				
		SUPPLEMENTAL DATA				Total		321,900	321,900				
GIS ID		F_382328_2851495		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CULLINAN TIMOTHY W SKIFFINGTON ANN E SKIFFINGTON ANN E + JAMES S, ROTH MARK + MELINDA S FRATAR ROBERT N		22395	0109	10-10-2018	Q	I	239,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		13984	0083	02-25-2004	U	I	1	1A	2025	101	200,100	2024	101	185,000	2023	101	169,900
		08129	0061	08-03-1992	U	I	135,000			101	101,200		101	101,200		101	92,100
		07084	0110	01-27-1989	U	I	149,000			101	500		101	500		101	300
		04048	0069	10-01-1974	U	I	0		Total		301,800	Total		286,700	Total		262,300

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) 220,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 101,200 Special Land Value 0 Total Appraised Parcel Value 321,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 321,900									
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	
202200741	03-04-2022	91	INSULATION	2,777		0			07-05-2019			334	2	MEASURED	
201803167	11-15-2018	12	REROOF	8,350	06-06-2019	100	06-06-2019	RENOVATION	06-06-2019			400	15	PERMIT VISIT	
200	01-01-1983	MN	Manual Note						03-27-2018				333	3	MEAS+INSPCTD
									04-12-2004				319	14	INSPECTED
									03-23-2004				AO	22	MAILER SENT
									10-17-2003				274	2	MEASURED
									02-03-1992			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	RC				13,588 SF	8.28	1.000	5	LAND	0.90	MA	1.00	REAR WET		0		1.000	7.45	101,200		
Total Card Land Units							0.31	AC	Parcel Total Land Area: 0.31							Total Land Value							101,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	1	CONCRETE	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		158.23	
Interior Floor 1	4	CARPET	RCN		314,590	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1952	
Heat Type	1	FORCED H/A	Effective Year Built		1995	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		220,200	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	456		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	1		Cost to Cure Ovr Comment			
WS Flues						

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	64	12.00	1980	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		35.01	31,933	
FFL	1ST FLOOR	1,011	1,011		175.45	177,384	
GAR	GARAGE	0	240		70.18	16,844	
HST	HALF STORY	456	912		87.73	80,007	
WDK	WOOD DECK	0	241		34.95	8,422	
Ttl Gross Liv / Lease Area		1,467	3,316			314,590	

