

Property Location		58 HANWARD HL		Map ID		37/ 2/ 0/ /		Bldg Name		State Use 101	
Vision ID		3034		Account #		3084		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/20/2025 9:46:15 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
POULOPOULOS JOHN N RATTE JUDITH J 58 HANWARD HILL EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	202400	202,400				
						RES LAND	101	113900	113,900				
						RESIDNTL.	101	700	700				
		SUPPLEMENTAL DATA				Total				317,000	317,000		
GIS ID		F_383021_2851770		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
POULOPOULOS JOHN N ROY SHIRLEY I DEBACHER		09653	0184	10-16-1996	U	I	139,900		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		06180	0550	08-06-1986	U	I	118,000		2025	101	183,900	2024	101	170,000	2023	101	156,100
		04160	0244	07-30-1975	U	I	0			101	113,900		101	113,900		101	103,700
										101	700		101	700		101	400
		Total							Total		298,500	Total		284,600	Total		260,200

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 Appraised BLDG. Value (Card) 202,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 113,900 Special Land Value 0 Total Appraised Parcel Value 317,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 317,000									
Total																		

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	
201502520	09-17-2015	21	SIDING	16,497	05-13-2016	100	05-13-2016	KITCHEN REP. STEPS	05-13-2016			317	15	PERMIT VISIT	
101	04-23-2002	7	REMODEL	25,000					11-30-2012				317	P3	ENTRY DENIED
189	07-01-1993	MN	Manual Note	875					12-10-2002				274	14	INSPECTED
									11-22-2002				250	22	MAILER SENT
									11-19-2002				274	2	MEASURED
									02-10-1994			105	15	PERMIT VISIT	
									02-28-1992			170	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				16,560 SF	6.88	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.88	113,900		
Total Card Land Units							0.38	AC	Parcel Total Land Area: 0.38							Total Land Value							113,900

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	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		156.26	
Interior Floor 1	3	HARDWOOD	RCN		321,259	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1952	
Heat Type	1	FORCED H/A	Effective Year Built		1988	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		63	
Extra Kitchens	0		RCNLD		202,400	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			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	80	12.00	2001	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		34.51	31,469	
EFP	ENCL PORCH	0	168		86.45	14,524	
FFL	1ST FLOOR	1,008	1,008		172.91	174,289	
GAR	GARAGE	0	240		69.16	16,599	
HST	HALF STORY	456	912		86.45	78,845	
WDK	WOOD DECK	0	160		34.58	5,533	
Ttl Gross Liv / Lease Area		1,464	3,400			321,259	

