

Key: 310

Town of HANSON - Fiscal Year 2023

12/9/2022 6:32 pm SEQ #: 257

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BERGSTROM ROBERT L 56 SPOFFORD AV HANSON, MA 02341				2-0-49B-0				56 SPOFFORD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BERGSTROM ROBERT L				02/10/2006	QS	208,000	32199-217-18				
SPICUZZA ANTHONY & SANDRA				08/27/1999	QS	93,000	17812-218-21				
BADGER LINCOLN M & EVELYN					QS	4096-724					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		4	DEMO	300	05/26/2021	DRA	100	100
		7	OTHER	29,900	05/26/2021	DRA	100	100
		6	GROWTH	1,400	11/05/2007	LAS	100	100

LAND

CD	T	AC/SF/UN	NGH	INFL1	INFL2	ADJ BASE	SAF	INFL3	LPI	VC	CREDIT AMT	ADJ VALUE
100	S	14,386	7	1.00	100	142,400	2.95	100	1.00	7	0.80	138,580

TOTAL	14,386 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
NGH	7	C/W 48B 50B 68B 70B FORMERLY 2B-49 NOTE			LAND	138,600	126,000
INFL1	100% gd		BUILDING	92,400	84,100		
INFL2	100% gd		DETACHED	700	600		
			OTHER	0	0		
			TOTAL	231,700	210,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	18.76	700

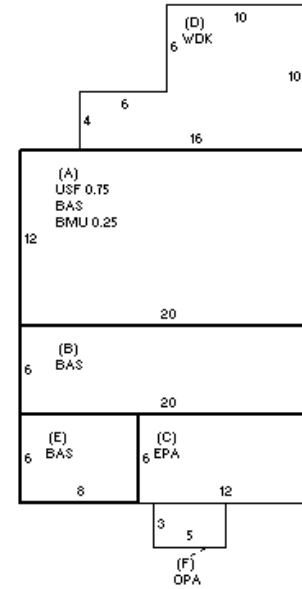


BLDG COMMENTS

FY14: COTT/BUNG TO CONV

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2021	DRA
MODEL	1		RESIDENTIAL	LIST	11/19/2007	LAS
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/26/2021	DRA
QUALITY	-	0.85	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	588	DETAIL ADJ	1.000
\$NLA(RCN)	\$246	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		3	1.00
BEDROOMS		1	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$1,734
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	60		45.65	2,739
A	USF	L	UPPER STORY FIN	180	1925	208.85	37,592
+	BAS	L	BASE AREA	360	1925	229.63	82,666
C	EPA	N	ENCLOSED PORCH	72		65.11	4,688
D	W/DK	N	WOOD DECK	124		27.71	3,436
E	BAS	L	BASE AREA	48	2009	229.63	11,022
F	OPA	N	OPEN PORCH	15		37.23	559

TOTAL RCN	144,435
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1977 / 44
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$92,400