

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
STELLATO CHARLES JR 69 BIRCHLAND AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	216200		216,200												
												RES LAND		101	85500		85,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	15900		15,900												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
GIS ID F_382907_2851380												Total		317,600		317,600													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
STELLATO CHARLES JR STELLATO CHARLES JR STELLATO,CHARLES JR STELLATO,CHARLES & STELLATO,GENNARO				22572 495		03-01-2019		U		I		0		1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				15623 0212		01-06-2006		U		I		100		1A		2020		101	206,300	2019		101	201,000	2018		101	188,800		
				15583 0268		12-16-2005		U		I		100		1A				101	85,500			101	83,000			101	83,000		
				10762 0531		05-12-1999		U		I		1		1A				101	15,900			101	15,900			101	15,900		
				BK-10 0		12-31-1997		U		I		1		1A															
														Total		307700		Total		299900		Total		287700					
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		0.00																							
ASSESSING NEIGHBORHOOD																													
Nbhd				Nbhd Name				B				Tracing				Batch													
0001								101				MA																	
NOTES																													
PLAN B PG 2																Appraised BLDG. Value (Card)								216,200					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								15,900					
																Appraised Land Value (Bldg)								85,500					
																Special Land Value								0					
																Total Appraised Parcel Value								317,600					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								317,600					
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	
202000987		03-11-2020		20		WOOD STOVE				06-01-2020		100		06-01-2020		INSTALL CHIMNEY		06-01-2020						400		15		PERMIT VISIT	
201502975		11-24-2015		7		REMODEL		13,000		06-03-2016		100		06-03-2016		FINISH BMT (ESTIM		06-03-2016						317		15		PERMIT VISIT	
229		06-28-2006		2		DWELLING		182,000								OC 10/13/2006 SEE		10-11-2013						317		2		MEASURED	
176		05-23-2006		5		DEMOLITION		2,000				0				OC 5/25/2006		11-16-2006						311		14		INSPECTED	
																		11-09-2006						311		2		MEASURED	
																		02-05-2004						311		15		PERMIT VISIT	
																		11-22-2002						AO		22		MAILER SENT	
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				11,881	SF	7.2	1.000	5	LAND	1.00	MA	1.00					0		1.000	7.2	85,500				
Total Card Land Units								0.273	AC	Parcel Total Land Area:				0.2728	Total Land Value								85,500						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
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	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		96.76
Interior Floor 1	3	HARDWOOD	RCN		234,954
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2006
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		8
Extra Fixtures	0		Functional Obsol		
Total Rooms	4		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		92
Extra Kitchens	0		RCNLD		216,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1100		Dep Ovr Comment		
FBM Quality	03		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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	120	7.48	2006	60	0.00	AV	A	1.00	500
03	GARAGE	OB	Outbuildi	L	780	28.18	2006	70	0.00	GD	A	1.00	15,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,472		25.88	38,101	
FFL	1ST FLOOR	1,472	1,472		129.59	190,762	
OPF	OPEN PORCH	0	80		12.96	1,037	
WDK	WOOD DECK	0	280		18.05	5,054	
Ttl Gross Liv / Lease Area		1,472	3,304	1,813		234,954	

