

Property Location 80 MARCI AV

Vision ID 5268

Account # 5345

Map ID 73/ 2/ 15/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11-04-2020 8:53:34 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
HEDLUND KENNETH M HEDLUND KATHLEEN C 80 MARCI AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	261600	261,600												
						RES LAND	101	112000	112,000												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	12000	12,000												
		SUPPLEMENTAL DATA				Total				385,600	385,600										
GIS ID F_390283_2852647		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
HEDLUND KENNETH M ROBERT JOSEPH D + CAROL		09633	0585	09-27-1996	U	I	210,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		04444	0217	06-30-1977	U	I	0		2020	101	251,200	2019	101	244,300	2018	101	228,800				
									101	112,000		101	108,600		101	108,600					
									101	12,000		101	12,000		101	12,000					
								Total		375200	Total		364900	Total		349400					
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								APPRAISED VALUE SUMMARY										
											Appraised BLDG. Value (Card)					261,600					
											Appraised Xf (B) Value (Bldg)					0					
											Appraised Ob (B) Value (Bldg)					12,000					
											Appraised Land Value (Bldg)					112,000					
											Special Land Value					0					
											Total Appraised Parcel Value					385,600					
											Valuation Method					C					
											Adjustment										
											Net Total Appraised Parcel Value					385,600					
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							
201503055	12-08-2015	62	SOLAR	22,680	06-03-2016	100	06-03-2016	PATIO DOORS, NV IG POOL	06-03-2016			317	15	PERMIT VISIT							
201401582	05-09-2014	9	ALTERATION	5,356	04-06-2015	100	04-06-2015		04-06-2015			317	15	PERMIT VISIT							
148	05-01-1987	MN	Manual Note	5,000					08-31-2006			311	3	MEAS+INSPCTD							
									02-02-2000			250	22	MAILER SENT							
									01-05-2000			247	2	MEASURED							
									03-10-1988			130	15	PERMIT VISIT							
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	RA				25,564 SF	3.53	1.240	8	LAND	1.00	NG	1.00			0		1.000	4.38	112,000
Total Card Land Units							0.587	AC	Parcel Total Land Area: 0.5869							Total Land Value					112,000

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	26	WOOD	101	ONE FAM	Percentage
Roof Structure	3	GAMBREL			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	87.00	
Interior Floor 2	3	HARDWOOD	RCN	348,768	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1978	
AC Type	01	NONE	Effective Year Built	1993	
Bedrooms	5		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	25	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	75	
Extra Kitchen St			RCNLD	261,600	
FBM Sqft	543		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1987	60	0.00	AV	A	1.00	11,300
02	SHED/FR			L	64	7.48	1987	60	0.00	AV	A	1.00	300
02	SHED/FR			L	96	7.48	1987	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1994	75	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,086		24.34	26,435	
EFB	ENCL PORCH	0	448		36.44	16,324	
FFL	1ST FLOOR	1,118	1,118		121.82	136,194	
GAR	GARAGE	0	528		48.68	25,704	
HST	HALF STORY	264	528		60.91	32,160	
OPF	OPEN PORCH	0	50		12.18	609	
SFL	2ND FLOOR	864	864		121.82	105,252	
WDK	WOOD DECK	0	360		16.92	6,091	
Ttl Gross Liv / Lease Area		2,246	4,982	2,863		348,768	

