

State Use 101
Print Date 11/3/2021 10:11:39 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
PELOQUIN JAMES R PELOQUIN ROBYN M 82 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375677_2852165				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		167200		167,200															
												RES LAND		101		95300		95,300															
												RESIDNTL.		101		6800		6,800															
				SUPPLEMENTAL DATA										Total		269,300		269,300															
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
PELOQUIN JAMES R MACNEIL KELLY S MAURER JENNIFER E MAHONEY SEAN M, MCCARTHY RONALD G ,				21253 0250		07-07-2016		Q		I		262,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				20432 0285		09-19-2014		Q		I		233,500		00		2021		101		161,100		2020		101		157,900		2019		101		158,800	
				19001 0281		11-18-2011		U		I		239,000						101		88,200				101		88,200				101		85,700	
				18731 0416		04-08-2011		U		I		247,000						101		6,800				101		6,800				101		6,800	
				08030 0480		04-29-1992		U		I		150,000																					
Total																256,100		Total		252,900		Total		251,300									
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																	
Total				0.00																													
ASSESSING NEIGHBORHOOD																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 167,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,800 Appraised Land Value (Bldg) 95,300 Special Land Value 0 Total Appraised Parcel Value 269,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 269,300															
Nbhd		Nbhd Name		B		Tracing		Batch																									
0001						101		NA																									
NOTES																																	
SUB DIV 518																																	
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					
201802959		10-10-2018		62		SOLAR		26,955		06-03-2019		100		06-03-2019		POOL A SFR		06-03-2019						400		15		PERMIT VISIT					
66		03-28-2011		91		INSULATION		2,248										01-26-2017						317		16		FIELDREV CHG					
109		05-01-1989		MN		Manual Note		10,000										09-30-2016						317		3		MEAS+INSPCTD					
219		01-01-1986		MN		Manual Note												12-13-2013						317		3		MEAS+INSPCTD					
																		12-15-2004						311		14		INSPECTED					
																		04-06-2004						250		22		MAILER SENT					
																		04-02-2004						311		2		MEASURED					
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				10,237	SF	8.95	1.040	6	LAND	1.00	NA	1.00				0		1.000	9.31	95,300									
Total Card Land Units								0.24	AC	Parcel Total Land Area: 0.24								Total Land Value								95,300							

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	18		SPLIT ENT				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage	2					
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.00		1 STORY				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				115.06		
Interior Floor 1	4		CARPET				RCN				222,907		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1986		
Heat Type	1		FORCED H/A				Effective Year Built				1993		
AC Type	03		FULL				Depreciation Code				AG		
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %				25		
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition				75		
Extra Kitchens	0						RCNLD				167,200		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	706						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
Fireplaces	2						Misc Imp Ovr Comment						
WS Flues							Cost to Cure Ovr						
Central Vac	1		YES				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
09	POOL A-R	OB	Outbuildi	L	576	12.08	1989	60	0.00	AV	A	1.00	4,200
02	SHED/FR			L	96	7.48	1989	60	0.00	AV	A	1.00	400
22	WOOD DK			L	320	9.20	1989	60	0.00	AV	A	1.00	1,800
02	SHED/FR			L	80	7.48	2013	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	75	1.00			0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
FFL	1ST FLOOR					1,164	1,164		146.94	171,037			
LLV	LOWR LEVEL					0	1,092		36.73	40,114			
OSP	SCRN PORCH					0	220		22.04	4,849			
WDK	WOOD DECK					0	336		20.55	6,906			
Ttl Gross Liv / Lease Area						1,164	2,812	1,517		222,907			

