

State Use 101
Print Date 11/4/2021 9:01:54 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
HEDLUND KENNETH M HEDLUND KATHLEEN C 80 MARCI AV EAST LONGMEADOW MA 01028 GIS ID F_390283_2852647 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	273000		273,000									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	120700		120,700									
												RESIDNTL.		101	12000		12,000									
				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#				Total		405,700		405,700						
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 04444		0585 0217		09-27-1996		U		I		210,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								06-30-1977		U		I		0				2021	101	261,600	2020	101	251,200	2019	101	244,300
																	101	112,000		101	112,000		101	108,600		
																	101	12,000		101	12,000		101	12,000		
				Total												Total	385,600	Total	375,200	Total	364,900					
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		NG																		
NOTES																										
														Appraised BLDG. Value (Card)										273,000		
														Appraised Xf (B) Value (Bldg)										0		
														Appraised Ob (B) Value (Bldg)										12,000		
														Appraised Land Value (Bldg)										120,700		
														Special Land Value										0		
														Total Appraised Parcel Value										405,700		
														Valuation Method										C		
														Adjustment												
														Net Total Appraised Parcel Value										405,700		
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	3.81	1.240	8	LAND	1.00	NG	1.00			0		1.000	4.72	120,700					
Total Card Land Units							0.59 AC	Parcel Total Land Area: 0.59							Total Land Value							120,700				

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

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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	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		91.35
Interior Floor 1	4	CARPET	RCN		363,962
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1978
Heat Type	3	FORCED H/W	Effective Year Built		1993
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		25
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		75
Extra Kitchens	0		RCNLD		273,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	543		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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
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		25.40	27,586	
EFB	ENCL PORCH	0	448		38.02	17,035	
FFL	1ST FLOOR	1,118	1,118		127.13	142,127	
GAR	GARAGE	0	528		50.80	26,824	
HST	HALF STORY	264	528		63.56	33,561	
OFP	OPEN PORCH	0	50		12.71	636	
SFL	2ND FLOOR	864	864		127.13	109,837	
WDK	WOOD DECK	0	360		17.66	6,356	
Ttl Gross Liv / Lease Area		2,246	4,982	2,863		363,962	

