

State Use 101
Print Date 11/14/2023 5:56:37 A

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												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		189900		189,900																									
												RES LAND		101		116400		116,400																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		8400		8,400																									
				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		314,700		314,700																									
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		2023		101		178,100		2022		101		167,200		2021		101		161,100											
				19001 0281		11-18-2011		U		I		239,000						101		105,900				101		95,300				101		88,200											
				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		290,800		Total		269,300		Total		256,100																	
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																																							
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card) 189,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,400 Appraised Land Value (Bldg) 116,400 Special Land Value 0 Total Appraised Parcel Value 314,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 314,700																									
Nbhd				Nbhd Name				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		POOLA 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		10.83		1.050		6		LAND		1.00		NA		1.00				0				1.000		11.37		116,400	
Total Card Land Units														0.24		AC		Parcel Total Land Area: 0.24										Total Land Value										116,400					

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				137.80		
Interior Floor 1	4		CARPET				RCN				260,160		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1986		
Heat Type	1		FORCED H/A				Effective Year Built				1994		
AC Type	03		FULL				Depreciation Code				AG		
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %				27		
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				73		
Extra Kitchens	0						RCNLD				189,900		
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	12.00	1989	60	0.00	AV	A	1.00	700
22	WOOD DK			L	320	15.00	1989	60	0.00	AV	A	1.00	2,900
02	SHED/FR			L	80	12.00	2013	60	0.00	AV	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	73	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		169.26	197,024			
LLV	LOWR LEVEL					0	1,092		42.32	46,209			
OSP	SCRN PORCH					0	220		25.39	5,586			
WDK	WOOD DECK					0	336		33.75	11,341			
Ttl Gross Liv / Lease Area						1,164	2,812			260,160			

