

Property Location

15 WEDGEWOOD RD

Map ID

58/ 20/ 0/ /

Bldg Name

State Use

101

Vision ID

4382

Account #

4451

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 6:58:44 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BOYLAN MEGAN L STAMM MITCHELL R 15 WEDGEWOOD RD EAST LONGMEADOW MA 01028 GIS ID F_388232_2858192		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	183700	183,700												
						RES LAND	101	117900	117,900												
		DRAINAGE		VIEW	COMMUNITY																
		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				301,600											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BOYLAN MEGAN L FEDERAL NATIONAL MORTGAGE ASSOCAT GIUGGIO JOSEPH A, GIUGGIO JOSEPH A, FOIS,MICHAEL W		20191	0027	02-12-2014	U	I	139,000	1S	Year	Code	Assessed	Year	Code	Assessed							
		19862	0205	06-10-2013	U	I	194,544	1L	2023	101 101	168,700 107,100	2022	101 101	151,100 97,300							
		18745	0010	04-13-2011	U	I	1	1A													
		17057	0291	12-04-2007	U	I	239,000														
		12821	0178	12-09-2002	U	I	174,900		Total	275,800	Total	248,400	Total	234,800							
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									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value												
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
NOTES																					
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							
202202612	08-26-2022	25	WINDOWS	8,461	05-31-2023	100	01-11-2023	7 WINDOWS	05-31-2023			400	15	PERMIT VISIT							
									05-01-2018			333	2	MEASURED							
									09-05-2008			317	2	MEASURED							
									10-01-2001			247	3	MEAS+INSPCTD							
									05-28-1992			131	3	MEAS+INSPCTD							
									01-14-1980			500	3	MEAS+INSPCTD							
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				25,200 SF	4.68	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.68	117,900
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value					117,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	128.96	
Interior Floor 2			RCN	291,635	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1945	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	183,700	
FBM Sqft	416		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

BUILDING SUB-AREA SUMMARY SECTION												
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value						
BMT	BASEMENT	0	832		31.59	26,282						
EFB	ENCL PORCH	0	140		79.16	11,083						
FFL	1ST FLOOR	832	832		158.33	131,727						
GAR	GARAGE	0	336		63.14	21,216						
PAT	PATIO	0	312		8.12	2,533						
TQS	3/4 STORY	624	832		118.74	98,795						
Ttl Gross Liv / Lease Area		1,456	3,284			291,635						

