

State Use 101
Print Date 11/14/2023 7:59:12 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
SGUELIA STEPHEN C SGUELIA ELAINE M 49 MARCI AVE EAST LONGMEADOW MA 01028 GIS ID F_389663_2852312 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	370600		370,600					
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	157100		157,100					
												RESIDNTL.		101	17900		17,900					
				SUPPLEMENTAL DATA										Total		545,600		545,600				
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				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)								
SGUELIA STEPHEN C PEOPLES SAVINGS BANK LONE MOHAMMAD A + SHAHLLA PERLIN STEVEN J + BURKE RAYMOND C				10044	0244	10-27-1997	U	I		185,000	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				09711	0439	12-13-1996	U	I		205,000	1L	2023	101	341,100	2022	101	308,400	2021	101	296,200		
				09077	0365	03-09-1995	U	I		249,000			101	143,100		101	129,100		101	119,500		
				07201	0435	06-23-1989	U	I		345,000			101	15,400		101	15,400		101	15,400		
				05819	0263	05-24-1985	U	I		161,000			Total	499,600	Total	452,900	Total	431,100				
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																						
Nbhd		Nbhd Name				Tracing		Batch		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 370,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,900 Appraised Land Value (Bldg) 157,100 Special Land Value 0 Total Appraised Parcel Value 545,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 545,600												
0001						101		NG														
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							
201602257	08-01-2016	25	WINDOWS	14,570	04-20-2017	100	04-20-2017	INC ENTRY DOOR		04-20-2017			317	15	PERMIT VISIT							
201602257	08-01-2016	12	REROOF	10,000	04-20-2017	100	04-20-2017			04-13-2012			317	15	PERMIT VISIT							
201102546	09-06-2011	25	WINDOWS	12,369		0		5 REPLACEMENT		04-25-2008			317	14	INSPECTED							
81	04-01-1988	MN	Manual Note	1,200				ADDITION		04-18-2008			317	2	MEASURED							
61	03-01-1987	MN	Manual Note	12,000				FAM RM		07-31-2001			247	3	MEAS+INSPCTD							
										09-18-1992			105	19	NO CHNG@HEAR							
										03-04-1992			170	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				40,000 SF	3.12	1.250	8	LAND	1.00	NG	1.00			0		1.000	3.9	156,000	
1	101	ONE FAM	RA				0.150 AC	7,000.00	1.000	0		1.00	NG	1.00			0		1.000	7,000	1,100	
Total Card Land Units							1.07 AC	Parcel Total Land Area:			1.07						Total Land Value					157,100

Property Location 49 MARCI AV
Vision ID 4744

Account # 4817

Map ID 61/ 49/ 32/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/14/2023 7:59:13 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2	6	STUCCO	101	ONE FAM	Percentage
Roof Structure	1	GABLE			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		109.79
Interior Floor 2	3	HARDWOOD	RCN		500,852
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1978
AC Type	03	FULL	Effective Year Built		1995
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		26
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		74
Extra Kitchen St			RCNLD		370,600
FBM Sqft	1212		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		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
22	WOOD DK			L	288	15.00	1988	60	0.00	AV	A	1.00	2,600
02	SHED/FR			L	448	12.00	1988	60	0.00	AV	G	1.25	4,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,399		31.03	43,418	
CNP	CANOPY	0	132		8.22	1,085	
EFP	ENCL PORCH	0	366		77.53	28,376	
FFL	1ST FLOOR	2,473	2,473		155.06	383,470	
LLV	LOWR LEVEL	0	1,025		38.73	39,696	
OPF	OPEN PORCH	0	44		14.10	620	
PAT	PATIO	0	216		7.90	1,706	
WDK	WOOD DECK	0	80		31.01	2,481	
Ttl Gross Liv / Lease Area		2,473	5,735			500,852	

