

Property Location

159 STONEHILL RD

Map ID

63/ 34/ 21/ /

Bldg Name

State Use

101

Vision ID

4857

Account #

4931

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:21:19 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
SOLIE CHRISTOPHER MAGNUS HEATHER 159 STONEHILL RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	492800	492,800											
						RES LAND	101	132800	132,800											
						RESIDNTL.	101	600	600											
		DRAINAGE		VIEW	COMMUNITY															
		SUPPLEMENTAL DATA																		
		Alt Prcl ID SP Permit Chapter Land OC Dates 12/9/2009 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#														
GIS ID F_389793_2849328						Total 626,200 626,200														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
SOLIE CHRISTOPHER DECESARE SALVATORE QUIRION THERESE Y DECESARE SALVADOR + EQUITY		23376	0598	08-21-2020	Q	I	540,000	00	Year	Code	Assessed	Year	Code	Assessed						
		09404	0598	03-01-1996	U	I	1	1A	2023	101	460,600	2022	101	419,200						
		09404	0596	03-01-1996	U	I	1	1A		101	120,800		101	122,800						
		06854	0447	06-01-1988	U	V	78,000			101	400		101	400						
		06095	0298	05-23-1986	U	I	1	1	Total		581,800	Total		542,400						
								Total		517,300										
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	YEAR	Amount						Comm Int							
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 492,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 132,800 Special Land Value 0 Total Appraised Parcel Value 626,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 626,200											
Total																				
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		Tracing		Batch														
0001				101		NV														
NOTES																				
SUB DIV # 574																				
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						
202102462	07-30-2021	62	SOLAR	51,250	04-22-2022	100	04-22-2022	OC 12/9/2009 28` X SFR	06-25-2018			333	2	MEASURED						
201602848	11-15-2016	91	INSULATION	2,576		0			02-02-2010				316	2	MEASURED					
142	07-08-2009	4	ADDITION	75,000					02-02-2010				316	15	PERMIT VISIT					
251	08-01-1988	MN	Manual Note	160,000					12-08-2009				400	25	OC VISIT					
									12-05-2007			250	P1	PHONE MESSAG						
									06-21-2007			311	1	LEFT NOTICE						
									05-11-2000			250	22	MAILER SENT						
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	RAA				40,000 SF	3.12	1.250	9	LAND	0.85	NV	1.00	ESM2		0	1.000	3.32	132,800
1	101	ONE FAM	RAA				0.000 AC	7,000.00	1.000	0		1.00	NV	1.00			0	1.000	7,000	0
Total Card Land Units							0.92 AC	Parcel Total Land Area:				0.92	Total Land Value							132,800

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			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	3	HARDWOOD	Adj Base Rate		91.28
Interior Floor 2			RCN		586,643
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1988
AC Type	03	FULL	Effective Year Built		2005
Bedrooms	6		Depreciation Code		GV
Full Baths	5		Remodel Rating		04
Half Baths	1		Year Remodeled		2009
Extra Fixtures	4		Depreciation %		16
Total Rooms	11		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	1		Overall % Condition		84
Extra Kitchen St	A	AVERAGE	RCNLD		492,800
FBM Sqft	939		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	3		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
02	SHED/FR			L	80	12.00	2009	60	0.00	AV	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	84	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	152	608		31.72	19,288	
BMT	BASEMENT	0	1,252		25.34	31,724	
CFL	CATHEDRAL CE	352	352		130.86	46,063	
FFL	1ST FLOOR	1,060	1,060		126.90	134,510	
GAR	GARAGE	0	1,700		50.76	86,290	
PAT	PATIO	0	590		6.45	3,807	
SFL	2ND FLOOR	2,082	2,082		126.90	264,199	
WDK	WOOD DECK	0	32		23.79	761	
Ttl Gross Liv / Lease Area		3,646	7,676			586,643	

