

State Use 101
Print Date 11/14/2023 9:36:00 A

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												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		334100		334,100																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		147800		147,800																	
												RESIDNTL.		101		12500		12,500																	
				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										494,400		494,400															
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 U		I I		210,000 0				Year	Code		Assessed		Year	Code		Assessed		Year	Code		Assessed				
								06-30-1977										2023		101		306,300		2022		101		273,000		2021		101		261,600	
																				101		134,200				101		120,700		101		112,000			
																						12,000				101		12,000		101		12,000			
																				Total		452,500		Total		405,700		Total		385,600					
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)				334,100													
																		Appraised Xf (B) Value (Bldg)				0													
																		Appraised Ob (B) Value (Bldg)				12,500													
																		Appraised Land Value (Bldg)				147,800													
																		Special Land Value				0													
																		Total Appraised Parcel Value				494,400													
																		Valuation Method				C													
																		Adjustment																	
																		Net Total Appraised Parcel Value				494,400													
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	4.62	1.250	8	LAND	1.00	NG	1.00				0			1.000	5.78	147,800										
Total Card Land Units																0.59		AC	Parcel Total Land Area: 0.59				Total Land Value										147,800		

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		112.03
Interior Floor 1	4	CARPET	RCN		451,502
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1978
Heat Type	3	FORCED H/W	Effective Year Built		1995
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		26
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		74
Extra Kitchens	0		RCNLD		334,100
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	12.00	1987	60	0.00	AV	A	1.00	500
02	SHED/FR			L	96	12.00	1987	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1994	74	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		30.33	32,933	
EFP	ENCL PORCH	0	448		75.88	33,995	
FFL	1ST FLOOR	1,118	1,118		151.77	169,674	
GAR	GARAGE	0	528		60.65	32,022	
HST	HALF STORY	264	528		75.88	40,066	
OFP	OPEN PORCH	0	50		15.18	759	
SFL	2ND FLOOR	864	864		151.77	131,125	
WDK	WOOD DECK	0	360		30.35	10,927	
Ttl Gross Liv / Lease Area		2,246	4,982			451,502	

