

State Use 101
Print Date 11/20/2025 10:04:01

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
STELLATO CHARLES JR 69 BIRCHLAND AV EAST LONGMEADOW MA 01028 GIS ID F_382907_2851380												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		312900		312,900																									
												RES LAND		101		111700		111,700																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		18400		18,400																									
				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		443,000		443,000																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
STELLATO CHARLES JR STELLATO CHARLES JR STELLATO,CHARLES JR STELLATO,CHARLES & STELLATO,GENNARO				22572		0495		03-01-2019		U		I		0		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				15623		0212		01-06-2006		U		I		100		1A		2025		101		285,200		2024		101		264,500		2023		101		246,400									
				15583		0268		12-16-2005		U		I		100		1A				101		111,700				101		111,700		101		101,600											
				10762		0531		05-12-1999		U		I		1		1A				101		18,400				101		18,400		101		15,900											
				BK-10		0000		12-31-1997		U		I		1		1A																											
																Total		415,300		Total		394,600		Total		363,900																	
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 VALUE SUMMARY Appraised BLDG. Value (Card) 312,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 18,400 Appraised Land Value (Bldg) 111,700 Special Land Value 0 Total Appraised Parcel Value 443,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 443,000																									
Nbhd				Nbhd Name				Tracing				Batch																															
0001								101				MA																															
NOTES																		PLAN B PG 2																									
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															
202002975		11-17-2020		12		REROOF		12,800		06-29-2021		100						06-29-2021						400		15		PERMIT VISIT															
202000987		03-11-2020		20		WOOD STOVE				06-01-2020		100		06-01-2020		INSTALL CHIMNEY		06-01-2020						400		15		PERMIT VISIT															
201502975		11-24-2015		7		REMODEL		13,000		06-03-2016		100		06-03-2016		FINISH BMT (ESTIM		06-03-2016						317		15		PERMIT VISIT															
229		06-28-2006		2		DWELLING		182,000								OC 10/13/2006 SEE		10-11-2013						317		2		MEASURED															
176		05-23-2006		5		DEMOLITION		2,000				0				OC 5/25/2006		11-16-2006						311		14		INSPECTED															
																		11-09-2006						311		2		MEASURED															
																		02-05-2004						311		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		RC								11,881		SF		9.40		1.000		5		LAND		1.00		MA		1.00				0				1.000		9.4		111,700	
															Total Card Land Units 0.27 AC Parcel Total Land Area: 0.27															Total Land Value 111,700													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.00	1 STORY	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	152.39	
Interior Floor 2			RCN	347,712	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2006	
AC Type	01	NONE	Effective Year Built	2015	
Bedrooms	2		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	10	
Total Rooms	4		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	90	
Extra Kitchen St			RCNLD	312,900	
FBM Sqft	1100		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	1		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	120	12.00	2006	60	0.00	AV	A	1.00	900
03	GARAGE	OB	Outbuildi	L	780	32.00	2006	70	0.00	GD	A	1.00	17,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,472		37.95	55,862
FFL	1ST FLOOR	1,472	1,472		190.01	279,690
OFP	OPEN PORCH	0	80		19.00	1,520
WDK	WOOD DECK	0	280		38.00	10,640
Ttl Gross Liv / Lease Area		1,472	3,304			347,712

