

State Use 101
Print Date 11-21-2025 8:26:57 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																	
PELOQUIN JAMES R PELOQUIN ROBYN M 82 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375677_2852165				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	226800		226,800																				
												RES LAND		101	116400		116,400																				
												RESIDNTL.		101	8400		8,400																				
				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		351,600		351,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																								
PELOQUIN JAMES R MACNEIL KELLY S MAURER JENNIFER E MAHONEY SEAN M, MCCARTHY RONALD G ,				21253 0250		07-07-2016		Q	I	262,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																
				20432 0285		09-19-2014		Q	I	233,500		00	2025	101	204,200	2024	101	189,900	2023	101	178,100																
				19001 0281		11-18-2011		U	I	239,000				101	116,400		101	116,400		101	105,900																
				18731 0416		04-08-2011		U	I	247,000				101	8,400		101	8,400		101	6,800																
				08030 0480		04-29-1992		U	I	150,000																											
				Total										329,000	Total	314,700	Total	290,800																			
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																																	
ASSESSING NEIGHBORHOOD														Appraised BLDG. Value (Card) 226,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,400 Appraised Land Value (Bldg) 116,400 Special Land Value 0 Total Appraised Parcel Value 351,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 351,600																							
Nbhd			Nbhd Name			Tracing			Batch																												
0001						101			NA																												
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									
201802959		10-10-2018		62		SOLAR		26,955		06-03-2019		100		06-03-2019		POOLA SFR		03-26-2025						334		2		MEASURED									
66		03-28-2011		91		INSULATION		2,248						06-03-2019										400		15		PERMIT VISIT									
109		05-01-1989		MN		Manual Note		10,000						01-26-2017										317		16		FIELDREV CHG									
219		01-01-1986		MN		Manual Note								09-30-2016										317		3		MEAS+INSPCTD									
														12-13-2013										317		3		MEAS+INSPCTD									
														12-15-2004								311		14		INSPECTED											
														04-06-2004								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		RC				10,237 SF		10.83	1.050	6	LAND	1.00	NA	1.00			0			1.000		11.37		116,400											
																Total Card Land Units 0.24 AC Parcel Total Land Area: 0.24												Total Land Value 116,400									

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	18		SPLIT ENT			Central Vac	1	YES					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C		AVERAGE			Bsmt Garage	2						
Stories	1.00		1 STORY			Units	1						
Foundation	1		CONCRETE			MIXED USE							
Exterior Wall 1	4		VINYL			Code	Description			Percentage			
Exterior Wall 2	7		BRICK			101	ONE FAM			100			
Roof Structure	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				170.66			
Interior Floor 1	4		CARPET			RCN				310,665			
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	2		GAS			Year Built				1986			
Heat Type	1		FORCED H/A			Effective Year Built				1998			
AC Type	03		FULL			Depreciation Code				AG			
Bedrooms	3					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %				27			
Extra Fixtures	0					Functional Obsol							
Total Rooms	6					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition				73			
Extra Kitchens	0					RCNLD				226,800			
Extra Kitchen St						Dep % Ovr							
FBM Sqft	706					Dep Ovr Comment							
FBM Quality	3					Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	2					Cost to Cure Ovr Comment							
WS Flues													
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
09	POOL A-R	OB	Outbuildi	L	576	12.08	1989	60	0.00	AV	A	1.00	4,200
02	SHED/FR			L	96	12.00	1989	60	0.00	AV	A	1.00	700
22	WOOD DK			L	320	15.00	1989	60	0.00	AV	A	1.00	2,900
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	73	1.00			0.00	0
02	SHED/FR			L	80	12.00	2013	60	0.00	AV	A	1.00	600
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
FFL	1ST FLOOR					1,164	1,164		202.12	235,273			
LLV	LOWR LEVEL					0	1,092		50.53	55,180			
OSP	SCRN PORCH					0	220		30.32	6,670			
WDK	WOOD DECK					0	336		40.30	13,542			
Ttl Gross Liv / Lease Area						1,164	2,812			310,665			

