Property Location 15 WEDGEWOOD RD | Map ID 58/ 20/ 0/ / | Bldg Name | State Use 101
Vision ID 4382 | Account # 4451 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-21-2025 9:21:03 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
BOYLAN MEGAN L				
STAMM MITCHELL R	TOPO WET	EASEMENT	TRAFFIC	CORNER
15 WEDGEWOOD RD	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_388232_2858192

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	218900	218,900
RES LAND	101	117900	117,900
Total		336,800	336,800

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BOYLAN MEGAN L	20191	0027	02-12-2014	U	I	139,000	1S
FEDERAL NATIONAL MORTGAGE ASSOCAT	19862	0205	06-10-2013	U	I	194,544	1L
GIUGGIO JOSEPH A,	18745	0010	04-13-2011	U	I	1	1A
GIUGGIO JOSEPH A,	17057	0291	12-04-2007	U	I	239,000	
FOIS,MICHAEL W	12821	0178	12-09-2002	U	I	174,900	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	198,800	2024	101	183,700	2023	101	168,700
	101	117,900		101	117,900		101	107,100
	Total	316,700		Total	301,600		Total	275,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	218,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	117,900
Special Land Value	0
Total Appraised Parcel Value	336,800
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	336,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202202612	08-26-2022	25	WINDOWS	8,461	05-31-2023	100	01-11-2023	7 WINDOWS

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-31-2023			400	15	PERMIT VISIT
05-01-2018			333	2	MEASURED
09-05-2008			317	2	MEASURED
10-01-2001			247	3	MEAS+INSPCTD
05-28-1992			131	3	MEAS+INSPCTD
01-14-1980			500	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				25,200	SF	4.68	1.000	5	LAND	1.00	MA	1.00			0			1.000	4.68	117,900
						Total Card Land Units	0.58	AC	Parcel Total Land Area:	0.58												Total Land Value	117,900

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	1	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	416	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

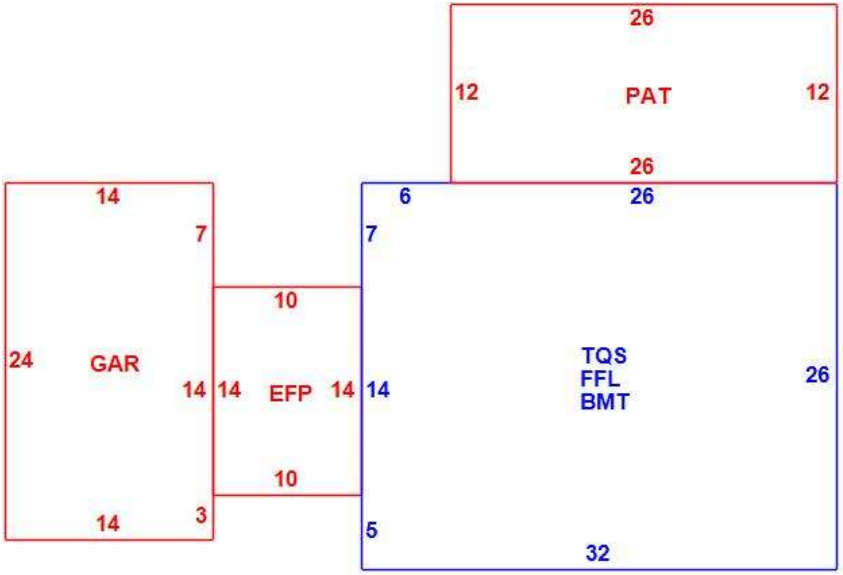
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	156.74
RCN	347,411
Net Other Adj	
Year Built	1945
Effective Year Built	1988
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	218,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	832		37.63	31,308
EFP	ENCL PORCH	0	140		94.30	13,202
FFL	1ST FLOOR	832	832		188.61	156,920
GAR	GARAGE	0	336		75.22	25,273
PAT	PATIO	0	312		9.67	3,018
TQS	3/4 STORY	624	832		141.45	117,690
	Ttl Gross Liv / Lease Area	1,456	3,284			347,411