

State Use 101
Print Date 11-21-2025 10:23:20

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
SGUELIA STEPHEN C SGUELIA ELAINE M 49 MARCI AVE EAST LONGMEADOW MA 01028 GIS ID F_389663_2852312												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		439600		439,600						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		157100		157,100						
												RESIDNTL.		101		17900		17,900						
				SUPPLEMENTAL DATA												Total		614,600		614,600				
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
SGUELIA STEPHEN C PEOPLES SAVINGS BANK LONE MOHAMMAD A + SHAHLLA PERLIN STEVEN J + BURKE RAYMOND C				10044 0244		10-27-1997		U		I		185,000		1S		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				09711 0439		12-13-1996		U		I		205,000		1L		2025	101	400,200	2024	101	370,600	2023	101	341,100
				09077 0365		03-09-1995		U		I		249,000					101	157,100		101	157,100		101	143,100
				07201 0435		06-23-1989		U		I		345,000					101	17,900		101	17,900		101	15,400
				05819 0263		05-24-1985		U		I		161,000					Total	575,200	Total	545,600	Total	499,600		
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)439,600 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)17,900 Appraised Land Value (Bldg)157,100 Special Land Value0 Total Appraised Parcel Value614,600 Valuation MethodC Adjustment Net Total Appraised Parcel Value614,600									
Total																								
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name				Tracing		Batch																
0001						101		NG																
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										
201602257	08-01-2016	25	WINDOWS	14,570	04-20-2017	100	04-20-2017	INC ENTRY DOOR	04-20-2017			317	15	PERMIT VISIT										
201602257	08-01-2016	12	REROOF	10,000	04-20-2017	100	04-20-2017		04-13-2012			317	15	PERMIT VISIT										
201102546	09-06-2011	25	WINDOWS	12,369		0		5 REPLACEMENT	04-25-2008			317	14	INSPECTED										
81	04-01-1988	MN	Manual Note	1,200				ADDITION	04-18-2008			317	2	MEASURED										
61	03-01-1987	MN	Manual Note	12,000				FAM RM	07-31-2001			247	3	MEAS+INSPCTD										
									09-18-1992			105	19	NO CHNG@HEAR										
									03-04-1992			170	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				40,000 SF	3.12	1.250	8	LAND	1.00	NG	1.00			0		1.000	3.9	156,000			
1	101	ONE FAM	RA				0.150 AC	7,000.00	1.000	0		1.00	NG	1.00			0		1.000	7,000	1,100			
Total Card Land Units							1.07 AC	Parcel Total Land Area:			1.07			Total Land Value							157,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	Bsmt Garage	2	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	Percentage
Exterior Wall 2	6	STUCCO	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		133.44
Interior Floor 1	4	CARPET	RCN		594,048
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1978
Heat Type	3	FORCED H/W	Effective Year Built		1999
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		74
Extra Kitchens	0		RCNLD		439,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1212		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1987	60	0.00	AV	A	1.00	11,300
22	WOOD DK			L	288	15.00	1988	60	0.00	AV	A	1.00	2,600
02	SHED/FR			L	448	12.00	1988	60	0.00	AV	G	1.25	4,000

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,399		36.81	51,496
CNP	CANOPY	0	132		9.75	1,287
EFP	ENCL PORCH	0	366		91.96	33,657
FFL	1ST FLOOR	2,473	2,473		183.92	454,824
LLV	LOWR LEVEL	0	1,025		45.93	47,082
OPF	OPEN PORCH	0	44		16.72	736
PAT	PATIO	0	216		9.37	2,023
WDK	WOOD DECK	0	80		36.78	2,943
	Ttl Gross Liv / Lease Area	2,473	5,735			594,048

