

State Use 101
Print Date 11/22/2025 8:44:03 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
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	387300			387,300						
				RES LAND								RESIDNTL.		101	147800			147,800						
				DRAINAGE				VIEW		COMMUNITY					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		547,600			547,600							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
HEDLUND KATHLEEN C HEDLUND KENNETH M ROBERT JOSEPH D + CAROL				25306 09633 04444	0114 0585 0217	01-30-2024 09-27-1996 06-30-1977	U U U	I I I	1 210,000 0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
											2025	101	361,900	2024	101	334,100	2023	101	306,300					
												101	147,800		101	147,800		101	134,200					
												101	12,500		101	12,500		101	12,000					
											Total			522,200			Total			494,400			Total	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description			Amount	Code	Description			YEAR	Amount													Comm Int

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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	Bsmt Garage		
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	Percentage
Roof Structure	3	GAMBREL			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		131.85
Interior Floor 2	3	HARDWOOD	RCN		523,439
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1978
AC Type	01	NONE	Effective Year Built		1999
Bedrooms	5		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		74
Extra Kitchen St			RCNLD		387,300
FBM Sqft	543		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
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	2015	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		35.16	38,180
EPF	ENCL PORCH	0	448		87.97	39,412
FFL	1ST FLOOR	1,118	1,118		175.95	196,708
GAR	GARAGE	0	528		70.31	37,125
HST	HALF STORY	264	528		87.97	46,450
OPF	OPEN PORCH	0	50		17.59	880
SFL	2ND FLOOR	864	864		175.95	152,017
WDK	WOOD DECK	0	360		35.19	12,668
Ttl Gross Liv / Lease Area		2,246	4,982			523,439

