

State Use 101
Print Date 11/17/2025 10:16:55

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
STELLAR HOMES INC 80 RIVER RD SOUTH HADLEY MA 01075 GIS ID F_379216_2850279												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	143000		143,000									
												RES LAND		101	119500		119,500									
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	2800		2,800									
				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		265,300		265,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
STELLAR HOMES INC SEVERIN HUBERT J				26011 03776		0389 0346		09-03-2025 02-20-1973		Q U	I I	265,000 0		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
															2025	101	147,900	2024	101	136,400	2023	101	124,900			
																101	119,500		101	119,500		101	108,000			
																101	2,800		101	2,800		101	2,000			
				Total											Total		270,200		Total		258,700		Total		234,900	
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												APPROAISED VALUE SUMMARY										
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)								143,000		
0001								101				MA				Appraised Xf (B) Value (Bldg)								0		
														Appraised Ob (B) Value (Bldg)								2,800				
														Appraised Land Value (Bldg)								119,500				
														Special Land Value								0				
														Total Appraised Parcel Value								265,300				
														Valuation Method								C				
														Adjustment												
														Net Total Appraised Parcel Value								265,300				
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			
B-25-642		10-31-2025		MN	Manual Note		12,000				0			HVAC		09-30-2016					317	2	MEASURED			
B-25-526		09-03-2025		8	RENOVATION		10,000				0			NEW WINDOWS, KI		03-04-2004					311	3	MEAS+INSPECTD			
110		05-22-1996		MN	Manual Note		2,492							REROOF		12-20-1996					200	15	PERMIT VISIT			
																07-27-1992					131	14	INSPECTED			
																04-27-1992					107	22	MAILER SENT			
																07-12-1991					181	2	MEASURED			
																05-12-1980					500	3	MEAS+INSPECTD			
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				27,279	SF	4.38	1.000	5	LAND	1.00	MA	1.00				0		1.000	4.38	119,500		
Total Card Land Units								0.63	AC	Parcel Total Land Area: 0.63								Total Land Value								119,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	134.28	
Interior Floor 2	4	CARPET	RCN	250,924	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1924	
AC Type	01	NONE	Effective Year Built	1982	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	143,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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	180	12.00	1970	30	0.00	PR	A	1.00	600
02	SHED/FR			L	120	12.00	1970	30	0.00	PR	A	1.00	400
40	LEAN-TO			L	120	8.00	1970	30	0.00	PR	A	1.00	300
19	PATIO			L	255	8.00	2001	60	0.00	AV	A	1.00	1,200
02	SHED/FR			L	64	12.00	1998	50	0.00	FR	F	0.90	300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	754		29.28	22,080
FFL	1ST FLOOR	976	976		146.23	142,717
OFP	OPEN PORCH	0	232		14.50	3,363
TQS	3/4 STORY	566	754		109.77	82,764
Ttl Gross Liv / Lease Area		1,542	2,716			250,924

