

State Use 101
Print Date 11/17/2025 10:34:12

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
QUAGLIATO ROSEMARIE HEIRS & D 73 EDMUND ST EAST LONGMEADOW MA 01028 GIS ID F_379422_2850910												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	171500		171,500									
												RES LAND		101	110200		110,200									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000									
				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				282,700		282,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
QUAGLIATO ROSEMARIE HEIRS & DEV OF				04462	0014	08-21-1977	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
												2025	101	156,000	2024	101	144,400	2023	101	132,800						
													101	110,200		101	110,200									
													101	1,000		101	1,000									
				Total		267,200		Total		255,600		Total		233,600												
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description			Amount	Code	Description			YEAR	Amount															Comm Int
Total																										
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 171,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 110,200 Special Land Value 0 Total Appraised Parcel Value 282,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 282,700														
Nbhd		Nbhd Name			Tracing			Batch																		
0001					101			MA																		
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							
60		04-01-1991		MN	Manual Note		1,000					DECK		09-30-2016			317	2	MEASURED							
														04-22-2004			317	14	INSPECTED							
														04-02-2004			AO	22	MAILER SENT							
														03-04-2004			311	2	MEASURED							
														07-15-1992			131	2	MEASURED							
														05-04-1992			131	14	INSPECTED							
														05-27-1980			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	RC				8,712 SF	12.65	1.000	5	LAND	1.00	MA	1.00			0		1.000	12.65	110,200					
Total Card Land Units							0.20 AC	Parcel Total Land Area: 0.20							Total Land Value							110,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1			Adj Base Rate	174.13	
Interior Floor 2	4	CARPET	RCN	272,249	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1937	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	171,500	
FBM Sqft	538		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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	144	12.00	1945	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	768		39.16	30,076
EPF	ENCL PORCH	0	96		97.65	9,374
FFL	1ST FLOOR	768	768		195.30	149,991
HST	HALF STORY	384	768		97.65	74,995
OPF	OPEN PORCH	0	24		16.28	391
WDK	WOOD DECK	0	192		38.65	7,421
Ttl Gross Liv / Lease Area		1,152	2,616			272,249

