

Property Location: 280 ELM ST

Account #2930

MAP ID:35/ 11/ 0/ /

Bldg Name:

State Use:031

Vision ID: 2880

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

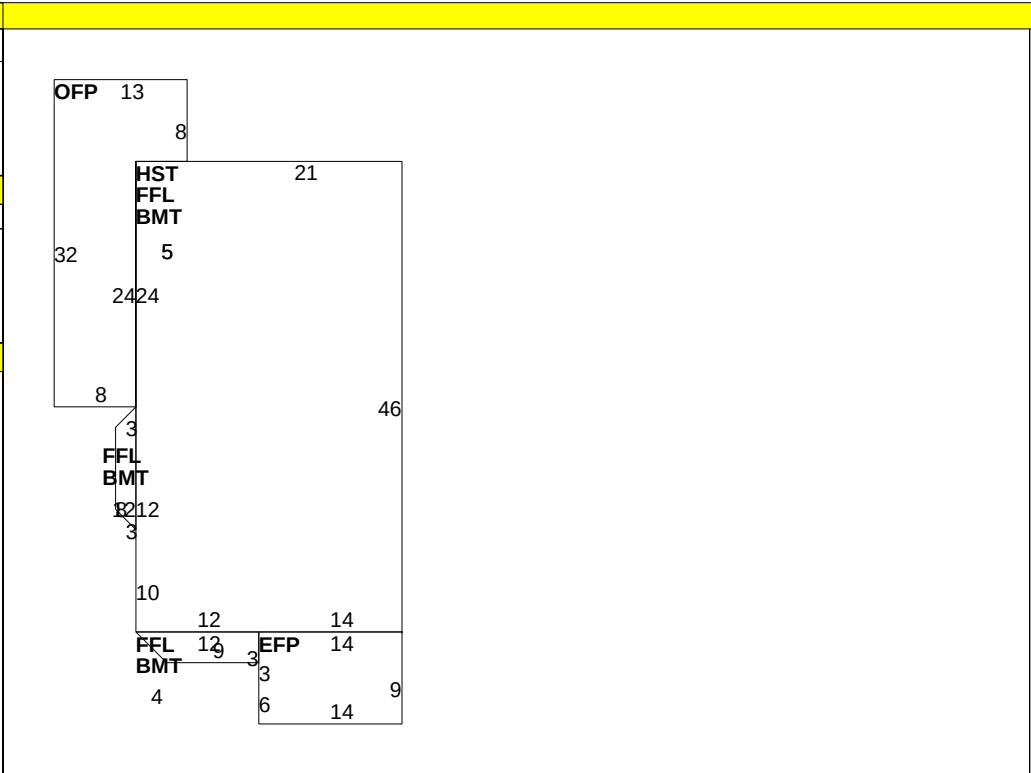
Print Date:12/29/2014 11:34

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION												
SHADE TREE REALTY TRUST LE S MICHAEL & J GRAZIANO S MICHAEL +, 280 ELM ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value						
											RESIDENTL.		013						57,750		57,750						
													RES LAND						013		88,050		88,050				
																			RESIDENTL.		013		6,250		6,250		
			SUPPLEMENTAL DATA								COMMERC.		031		304,550		304,550										
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_382334_2855717				Received 4/2/2014 Prior ID Owner Occ Final Area 5781 Current Ac. 1.838 ASSOC PID#				COMM LAND		031		88,050		88,050										
											COMMERC.		031		239,950		239,950										
															Total		784,600		784,600								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
SHADE TREE REALTY TRUST LE S MICHAEL & J GRAZIANO S MICHAEL +,			16537/ 423 05635/ 0456		02/12/2007 06/20/1984		U	I	95,000		1	A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2014	B	409,300		2013	B	425,800		2012	B	427,300				
													2014	L	198,600		2013	L	198,600		2012	L	198,600				
													2014	O	244,400		2013	O	247,100		2012	O	249,700				
													Total:		852,300		Total:		871,500		Total:		875,600				
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																				
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.															
			Total:																								
ASSESSING NEIGHBORHOOD																											
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																
0001/A								031			MA																
NOTES																											
GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED												Appraised Bldg. Value (Card) 115,500															
												Appraised XF (B) Value (Bldg) 0															
												Appraised OB (L) Value (Bldg) 12,500															
												Appraised Land Value (Bldg) 176,100															
												Special Land Value 0															
												Total Appraised Parcel Value 784,600															
												Valuation Method: C															
												Adjustment: 0															
												Net Total Appraised Parcel Value 784,600															
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									
201203449	11/15/2012	GEN	GENERATOR		5,000			0					06/05/2013			105	15	PERMIT VISIT									
208	07/09/2010	12	REROOF		9,500			0			NVC		04/13/2011			317	2	MEASURED									
272	11/30/1998	4	ADDITION		146,500			0					04/13/2011			317	3	MEAS+INSPCTD									
247	09/01/1992	MN	Manual Note		100,000			0			GREENHOUSE		12/07/2010			317	15	PERMIT VISIT									
163	06/01/1992	MN	Manual Note		1,500			0			DEMOLITION		11/14/2000			200	15	PERMIT VISIT									
158	07/01/1990	MN	Manual Note		8,000			0			EFP REPAIR																
107	05/01/1990	MN	Manual Note		250			0			SIGN																
LAND LINE VALUATION SECTION																											
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value				
1	013	RES/COM		RA				80,063	SF	2.20	1.0000	C	1.0000	1.00	CA	1.00		Spec Use	Spec Calc	1.00		2.20	176,100				
Total Card Land Units:				1.84		AC		Parcel Total Land Area:				1.84 AC				Total Land Value:										176,100	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		BUNGALOW	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.5			Int vs Ext			
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	5		ASBESTOS	Code	Description		Percentage
Exterior Wall 2				013	RES/COM		50
Roof Structure	1		GABLE	031	MixComRes		50
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			73.14
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			158,275
Heat Type	3		FORCED H/W	AYB			1920
AC Type	01		NONE	EYB			1987
Bedrooms	3			Dep Code			GD
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %			27
Total Rooms	6			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style				Cost Trend Factor			1
Kitchens				Condition			
Extra Kitchens				% Complete			
Frame	1		WOOD	Overall % Cond			73
Basement Floor				Apprais Val			115,500
Bsmt Garage				Dep % Ovr			0
Units				Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
03	GARAGE	OB	Outbuilding	L	690	28.18	1950	A		AV	60	11,700
02	SHED/FR			L	176	7.48	1960	A		AV	60	800
GEN	GENERATOR			B	1	0.00	1987	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,248		14.65	18,285	
EFP	ENCL PORCH	0	126		22.06	2,779	
FFL	1ST FLOOR	1,248	1,248		73.14	91,279	
HST	HALF STORY	598	1,196		36.57	43,738	
OFP	OPEN PORCH	0	296		7.41	2,194	
Ttl. Gross Liv/Lease Area:		1,846	4,114	2,164		158,275	



Property Location: 280 ELM ST
Vision ID: 2880

Account #2930

MAP ID:35/ 11/ 0/ /

Bldg Name:

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

State Use:031

Print Date:12/29/2014 11:34

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
SHADE TREE REALTY TRUST LE S MI GRAZIANO TRUSTEES CHRISTOPHER 280 ELM ST			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
EAST LONGMEADOW, MA 01028 Additional Owners:						RESIDENTL.	013	57,750	57,750	
						RES LAND	013	88,050	88,050	
						RESIDENTL.	013	6,250	6,250	
						COMMERC.	031	304,550	304,550	
SUPPLEMENTAL DATA					COMM LAND	031	88,050	88,050		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_382334_2855717					Received 4/2/2014 Prior ID Owner Occ Final Area 5781 Current Ac. 1.838 ASSOC PID#	COMMERC.	031	239,950		239,950
						Total		784,600	784,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
SHADE TREE REALTY TRUST LE S MICHAEL & J GRAZIANO S MICHAEL +,		16537/ 423 05635/ 0456	02/12/2007 06/20/1984	U	I	95,000	1 A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2014	B	409,300	2013	B	425,800	2012	B	427,300
								2014	L	198,600	2013	L	198,600	2012	L	198,600
								2014	O	244,400	2013	O	247,100	2012	O	249,700
								Total:		852,300	Total:	871,500	Total:	875,600		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.	
Total:										APPRAISED VALUE SUMMARY			
ASSESSING NEIGHBORHOOD													
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch					
0001/A						031		MA		Appraised Bldg. Value (Card) 244,100			
NOTES								Appraised XF (B) Value (Bldg) 2,700					
GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED								Appraised OB (L) Value (Bldg) 233,700					
								Appraised Land Value (Bldg) 0					
								Special Land Value 0					
								Total Appraised Parcel Value 784,600					
								Valuation Method: C					
								Adjustment: 0					
								Net Total Appraised Parcel Value 784,600					

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			
									06/05/2013			105	15	PERMIT VISIT			
									04/13/2011			317	3	MEAS+INSPCTD			
									04/13/2011			317	2	MEASURED			
									12/07/2010			317	15	PERMIT VISIT			
									11/14/2000			200	15	PERMIT VISIT			

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
2	031	MixComRes	RA				0 SF	0.00	1.0000	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	.00	0.00	0
Total Card Land Units:			0.00		AC		Parcel Total Land Area:			1.84 AC						Total Land Value:			0	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	B-		GOOD (-)				
Stories	1.50		1 1/2 Stories				
Occupancy	1			MIXED USE			
Exterior Wall 1	26		WOOD	Code	Description		Percentage
Exterior Wall 2	6		STUCCO	031	MixComRes		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:			63.71
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A	Replace Cost			262,476
AC Percent	0			AYB			1987
FBM Sqft				EYB			2007
Bldg Use	031		MixComRes	Dep Code			EX
Total Rooms	0			Remodel Rating			
Bedrooms	0			Year Remodeled			
Full Baths	0			Dep %		7	
Half Baths	1			Functional ObsInc			
Frame	1		WOOD	External ObsInc			
Partitions	T		TYPICAL	Cost Trend Factor			
Wall Height	12			Condition			
FBM Quality				% Complete			
				Overall % Cond		93	
				Apprais Val		244,100	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			