

Property Location: 105 ELM ST

Vision ID: 1865

Account #1901

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 11/25/2015 12:32

CURRENT OWNER

NADEAU CHRISTOPHER M

NADEAU JESSICA J

105 ELM ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

173,200

Appraised Value

75,000

81,900

16,300

173,200

Assessed Value

75,000

81,900

16,300

173,200

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

NADEAU CHRISTOPHER M

NADEAU CHRISTOPHER M

GRUDGEN,JOAN E

BK-VOL/PAGE

20199/ 449

17833/ 502

02560/ 0201

SALE DATE

02/24/2014

06/10/2009

08/07/1957

q/u

U

U

U

v/i

I

I

I

SALE PRICE

100

165,000

0

V.C.

1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

75,000

81,900

9,200

166,100

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

69,300

84,500

1,700

155,500

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

77,400

84,500

1,800

163,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

75,000

0

16,300

81,900

0

173,200

C

0

173,200

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

SUB DIV #753

BUILDING PERMIT RECORD

Permit ID

201400553

298

Issue Date

03/18/2014

10/25/2000

Type

3

8

Description

GARAGE

RENOVATION

Amount

41,400

10,000

Insp. Date

06/13/2014

% Comp.

100

0

Date Comp.

06/13/2014

Comments

24X28 DETACHED W/S

REPAIR DUE TO FIRE

VISIT/ CHANGE HISTORY

Date

04/10/2015

06/13/2014

02/10/2010

10/24/2003

01/22/2001

Type

IS

ID

317

317

317

274

247

Cd.

15

15

16

3

15

Purpose/Result

PERMIT VISIT

PERMIT VISIT

FIELDREV CHG

MEAS+INSPCTD

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

1

Use Code

101

101

Use Description

ONE FAM

ONE FAM

Zone

RA

RA

D

Front

Depth

Units

40,000

0.39

SF

AC

Unit Price

2.20

7,000.00

I. Factor

1.0000

1.0000

S.A.

5

0

Acre Disc

1.0000

1.0000

C. Factor

1.00

1.00

ST. Idx

MA

MA

Adj.

1.00

1.00

Notes- Adj

Special Pricing

Spec Use

TRF2

Spec Calc

190

S Adj Fact

.90

1.00

Adj. Unit Price

1.98

7,000.00

Land Value

79,200

2,700

Total Card Land Units:

1.31

AC

Parcel Total Land Area:

1.31

AC

Total Land Value:

81,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	3			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	8		PLYWD PANL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		78.04	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W				
AC Type	01		NONE	Replace Cost	113,625		
Bedrooms	3			AYB	1830		
Full Baths	1			EYB	1980		
Half Baths	0			Dep Code	AG		
Extra Fixtures	1			Remodel Rating			
Total Rooms	7			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	34		
Kitchen Style	G		GOOD	Functional Obslnc			
Kitchens	1			External Obslnc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12			% Complete			
Bsmt Garage				Overall % Cond	66		
Units	1			Apprais Val	75,000		
WS Flues				Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	0			Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				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
01	SHED/MTL			L	90	5.18	1970	A		FR	50	200
22	WOOD DK			L	198	9.20	1985	A		AV	60	1,100
04	GARAGE/L			L	672	30.48	2014	A		GD	70	14,300
40	LEAN-TO			L	168	5.75	2014	A		GD	70	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	656		15.58	10,223	
FFL	1ST FLOOR	984	984		78.04	76,790	
OFP	OPEN PORCH	0	12		6.50	78	
TQS	3/4 STORY	324	432		58.53	25,285	
WDK	WOOD DECK	0	112		11.15	1,249	
Ttl. Gross Liv/Lease Area:		1,308	2,196	1,456		113,625	

