

Property Location: 227 PINEHURST DR
Vision ID: 6284

Account #6371

MAP ID:80/ 1/ 227/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:102

Print Date:12/01/2015 16:35

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION							
FERRANTE CHARLES J JR FERRANTE KATHERINE M 227 PINEHURST DR EAST LONGMEADOW, MA 01028 Additional Owners:														Description		Code		Appraised Value		Assessed Value									
														RESIDENTL.		102		266,700		266,700									
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_392090_2841032						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#						Total								266,700		266,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
MOHAJERY MAHMOOD M + BARBARA ANN FERRANTE CHARLES J JR ELMS RESIDENTIAL,CONDOMINIUM TRUST THE ROUTE 83 DEVELOPMENT				20878/ 113 10971/ 96 10338/ 117 0/ 0		09/21/2015 10/21/1999 06/24/1998		Q	I	345,000 221,900 1 0		00 B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2015	102	266,700		2014	B	281,800		2013	B	294,100						
																	2014	L	0		2013	L	0						
													Total:		266,700		Total:		281,800		Total:		294,100						
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										102				EL															
NOTES																													
ELMCREST COUNTRY CLUB SUB DIV #814 FOUNDATIONS STARTED AFTER 1/1/98 THE ELMS SUB DIV #829 TOWNHOUSE UNITS WITH FGR BUILDING 15																													
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	
86		05/21/1999		2		DWELLING		125,000				0						10/05/2010 02/09/2006 04/25/2000 03/28/2000 03/06/2000						311 311 247 250 105		14 1 14 22 15		INSPECTED LEFT NOTICE INSPECTED MAILER SENT 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		
1	102	CONDO		PURD				0	SF	0.00		1.0000		1.0000	1.00	EL	1.00					.00			0.00		0		
Total Card Land Units:								0.00		AC	Parcel Total Land Area:0 AC								Total Land Value:								0		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	08		CONDO-TNHS	Insulation				
Model	05		RES CONDO					
Grade	C+		AVG. (+)					
Stories	2.00		2 Story	FBM Sqft	754			
Occupancy	1			CONDO DATA				
Interior Wall 1	1		DRYWALL	Cmplx Acct# 6769		ID 0020 % Own		
Interior Wall 2				Cmplx Name THE ELMS		B# 1 S# 1		
Interior Floor 1	4		CARPET	Adjust Type	Code	Description		Factor %
Interior Floor 2				Unit Type				
Heat Fuel	2		GAS	Unit Locn	E	END UNIT		104
Heat Type	1		FORCED H/A	COST/MARKET VALUATION				
AC Type	03		FULL	Adj. Base Rate:				133.92
Bedrooms	2							
Full Baths	2			Replace Cost				286,726
Half Baths	1			AYB				1999
Extra Fixtures	0			EYB				2007
Total Rooms	5			Dep Code				GD
Bath Style	G		GOOD	Remodel Rating				
Kitchen Style	G		GOOD	Year Remodeled				
Num Kitchens	1			Dep %				7
Central Vac	0			Functional Obslnc				
				External Obslnc				
#Heat Sys	1			Cost Trend Factor				1
Frame	1		WOOD	Condition				
Foundation	1		CONCRETE	% Complete				
Bsmt Floor	12	CONCRETE	Overall % Cond				93	
Bsmt Garage			Apprais Val				266,700	
Fireplaces			Dep % Ovr				0	
			Dep Ovr Comment					
			Misc Imp Ovr				0	
WS Flues			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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,256		26.76	33,614
FFL	1ST FLOOR	1,256	1,256		133.92	168,205
GAR	GARAGE	0	498		53.51	26,650
OFP	OPEN PORCH	0	24		11.16	268
OSP	SCRN PORCH	0	96		19.53	1,875
SFL	2ND FLOOR	404	404		133.92	54,104
WDK	WOOD DECK	0	110		18.26	2,009
Tit. Gross Liv/Lease Area:		1.660	3.644	2.141		286,726

