Property Location: 264 NORTH MAIN ST #1 | **MAP ID:** 14/ 11/ 1/ / | **Bldg Name:** | **State Use:** 343

Vision ID: 237 | **Account #** 243 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/30/2016 14:46

CURRENT OWNER

CIANFLONE ANTHONY + FRANCESCA

264 NORTH MAIN ST ST2A

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_378897_2853728	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	343	164,000	164,000
		Total	164,000	164,000

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CIANFLONE ANTHONY + FRANCESCA	20493/ 262	11/07/2014	U	I	1	1A
CIANFLONE GABRIEL	17433/ 303	08/14/2008	U	I	380,000	V
LOMBARD FRANK A,	11173/ 051	04/27/2000	U	I	1	B
MACDONALD + JOHNSON,	07366/ 0244	01/12/1990	U	I	1	B
CARY ROBERT ETAL	05468/ 0107	07/18/1983	U	I	100	B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	343	148,600	2015	343	148,600	2014	B	152,300
						2014	L	0
		Total: 148,600			*Total:* 148,600			*Total:* 152,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	164,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	164,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**164,000**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			343	NO

NOTES

UNIT 1 - MASTER DEED UNIT 1 - 1ST FLR = 3082.94 SF
2234.30 SF, UNIT 1 - 2ND FLR = 1826.64
SF TOTALLING 4040.94 SF, 978 SF SPLIT
OUT FROM THE 4040.94 SF = 3082.94
UNIT 1A IS NOW 978 SF ON PARCEL 14-11-1A
LEAVING THE TOTAL SQ FOR UNIT 1 OF

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
73	04/01/1994	MN	Manual Note	16,000		0		RENOVATION

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/12/2004			303	3	MEAS+INSPCTD
01/16/1995			107	15	PERMIT VISIT
04/28/1981			500	3	MEAS+INSPCTD

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	343	COMM CONDO	COM				0	SF	0.00	1.0000		1.0000	1.00	NO	1.00				.00	0.00	0

Total Card Land Units: 0.00 AC | **Parcel Total Land Area:** 0 AC | **Total Land Value:** 0

Property Location: 264 NORTH MAIN ST #1 **MAP ID:** 14/ 11/ 1/ / **Bldg Name:** **State Use:** 343

Vision ID: 237 **Account #**243 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/30/2016 14:46

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	63		CONDO-OFC
Model	06		COM CONDO
Grade	C+		AVG. (+)
Stories	1.00		1 Story
Occupancy	1		
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	0		
Full Baths	0		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	0		
Bath Style			
Kitchen Style			
Num Kitchens	0		
Central Vac	0		
#Heat Sys	1		
Frame	2		STEEL
Foundation	1		CONCRETE
Bsmt Floor			
Bsmt Garage			
Fireplaces			
WS Flues			

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Insulation			
FBM Sqft			

CONDO DATA

Cmplx Acct# **6778** *ID* **0050** *% Own*

Cmplx Name **EAST OFFICES** *B#* **1** *S#* **1**

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn			

COST/MARKET VALUATION

Adj. Base Rate:	81.89
Replace Cost	252,381
AYB	1973
EYB	1979
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	35
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	65
Apprais Val	164,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

FFL[3082]

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
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	3,082	3,082		81.89	252,381
	Ttl. Gross Liv/Lease Area:	3,082	3,082	3,082		252,381