

Property Location: 314 ELM ST
Vision ID: 2832

Account #2882

Bldg Name:
Bldg #: 1 of 2
Sec #: 1 of 1
Card 1 of 2

State Use:013
Print Date:12/02/2016 10:37

CURRENT OWNER

WILSON THOMAS G JR

237 NORTH MAIN ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

1

TYPCL

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

013

287,720

287,720

RES LAND

013

66,800

66,800

RESIDENTL.

013

20,960

20,960

COMMERC.

031

25,380

25,380

COMM LAND

031

16,700

16,700

COMMERC.

031

5,240

5,240

Total

422,800

422,800

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

WILSON THOMAS G JR

12422/ 259

06/27/2002

U

I

1

A

WILSON THOMAS G SR +,

08740/ 0220

02/09/1994

U

I

1

A

WILSON THOMAS G SR

07364/ 0069

01/09/1990

U

I

1

A

WILSON THOMAS G JR

06201/ 409

08/25/1986

U

I

1

A

WILSON

03133/ 0386

08/17/1965

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

013

284,680

2015

013

284,680

2014

B

293,800

2016

013

64,880

2015

013

64,880

2014

L

83,600

2016

013

20,960

2015

013

20,960

2014

O

34,200

2016

031

25,120

2015

031

25,120

2016

031

16,220

2015

031

16,220

2016

031

5,240

2015

031

5,240

Total:

417,100

Total:

417,100

Total:

411,600

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

013

MA

NOTES

APPROAISED 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

126,900

0

26,200

83,500

0

422,800

C

0

422,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

315

09/12/2006

13

BARN

25,000

0

20' X 50' BARN & RERO

304

12/01/1989

MN

Manual Note

46,080

0

ADDITION

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

02/22/2007

311

16

FIELDREV CHG

02/15/2007

311

15

PERMIT VISIT

05/28/2004

303

11

ENTRY DENIED

05/28/2004

303

2

MEASURED

03/08/1993

131

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

013

RES/COM

RA

40,000

SF

2.20

1.0300

5

1.0000

1.00

MA

1.00

TRF2

190

.90

2.04

81,600

1

013

RES/COM

RA

0.27

AC

7,000.00

1.0000

0

1.0000

1.00

MA

1.00

1.00

7,000.00

1,900

Total Card Land Units:

1.19

AC

Parcel Total Land Area:

1.19

AC

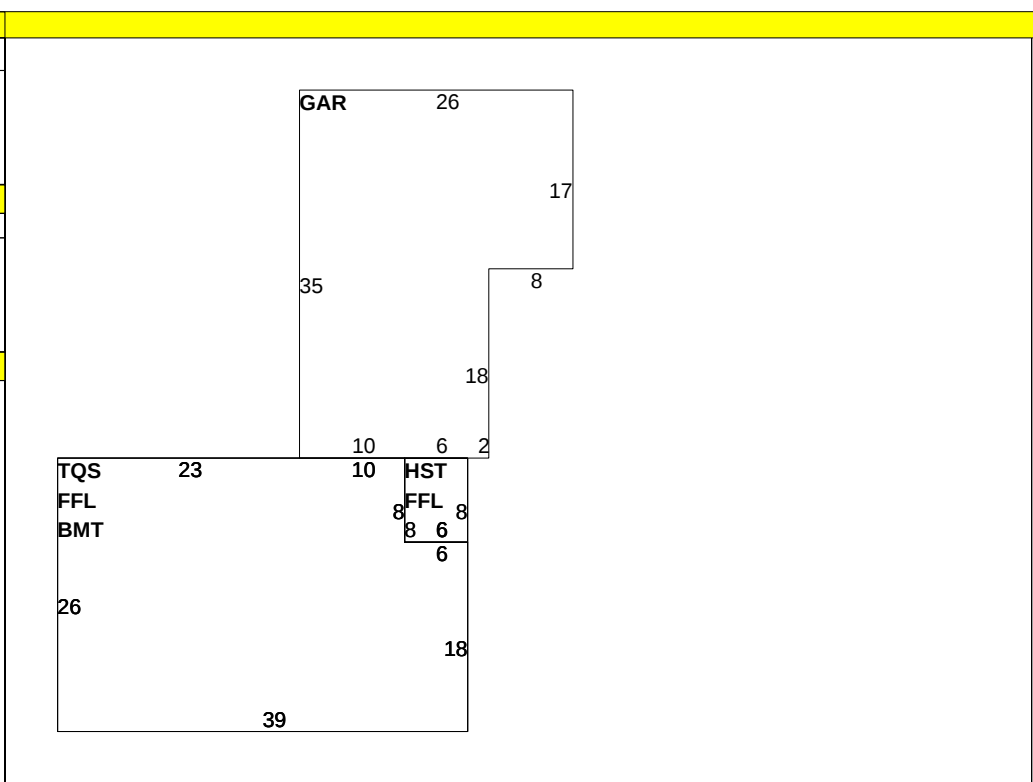
Total Land Value:

83,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	966		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				013	RES/COM		80
Roof Structure	1		GABLE	031	MixComRes		20
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			90.48
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			204,670
Heat Type	1		FORCED H/A	AYB			1965
AC Type	03		FULL	EYB			1976
Bedrooms	3			Dep Code			AV
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			38
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			62
Basement Floor				Apprais Val			126,900
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr			0
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			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
88	FENCE-6			L	32	9.78	1960	A		FR	50	200
85	PAVING			L	4,300	1.61	1960	A		AV	60	4,200
53	BUNKER			L	396	6.90	2004	G		GD	70	2,400
32	BARN/LFT			L	1,000	19.55	2006	G		GD	70	17,100
72	TANK-AG			L	2,000	1.61	2004	A		GD	70	2,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	966		18.08	17,463	
FFL	1ST FLOOR	1,014	1,014		90.48	91,749	
GAR	GARAGE	0	766		36.15	27,687	
HST	HALF STORY	24	48		45.24	2,172	
TQS	3/4 STORY	725	966		67.91	65,599	
Ttl. Gross Liv/Lease Area:		1,763	3,760	2,262		204,670	



Property Location: 310 ELM ST
Vision ID: 2832

Account #2882

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

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EAST LONGMEADOW, MA 01028

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TOPO.

UTILITIES

1 TYPCL

STRT/ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

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287,720

RES LAND

013

66,800

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RESIDENTL.

013

20,960

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COMMERC.

031

25,380

25,380

COMM LAND

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16,700

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COMMERC.

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5,240

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Total

422,800

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WILSON THOMAS G SR

07364/ 0069

01/09/1990

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WILSON THOMAS G JR

06201/ 409

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U

I

1

A

WILSON

03133/ 0386

08/17/1965

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

013

284,680

2015

013

284,680

2014

B

293,800

2016

013

64,880

2015

013

64,880

2014

L

83,600

2016

013

20,960

2015

013

20,960

2014

O

34,200

2016

031

25,120

2015

031

25,120

2016

031

16,220

2015

031

16,220

2016

031

5,240

2015

031

5,240

Total:

417,100

Total:

417,100

Total:

411,600

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

013

MA

NOTES

CONV TO COLONIAL 2014.

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

186,200

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

422,800

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

422,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

02/22/2007

311

16

FIELDREV CHG

02/15/2007

311

15

PERMIT VISIT

05/28/2004

303

11

ENTRY DENIED

05/28/2004

303

2

MEASURED

03/08/1993

131

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

2

013

RES/COM

RA

0 SF

0.00

1.0300

5

1.0000

1.00

MA

1.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

1.19

AC

Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	C		AVERAGE	FBM Sqft	1236		
Stories	2			Int vs Ext			
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				013	RES/COM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	1		PLYWOOD	Adj. Base Rate:		84.54	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	01		NONE	Replace Cost		229,854	
Bedrooms				AYB		1989	
Full Baths	2			EYB		1995	
Half Baths	1			Dep Code		AV	
Extra Fixtures				Remodel Rating			
Total Rooms				Year Remodeled			
Bath Style	A		AVERAGE	Dep %			
Kitchen Style	A		AVERAGE	Functional Obslnc			
Kitchens	2			External Obslnc			
Extra Kitchens				Cost Trend Factor			
Frame	1		WOOD	Condition			
Basement Floor				% Complete			
Bsmt Garage				Overall % Cond			
Units	2			Apprais Val		186,200	
WS Flues				Dep % Ovr		0	
FBM Quality	1			Dep Ovr Comment			
Fireplaces				Misc Imp Ovr			
				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	1,236		16.89	20,880
FFL	1ST FLOOR	1,236	1,236		84.54	104,487
SFL	2ND FLOOR	1,236	1,236		84.54	104,487
Ttl. Gross Liv/Lease Area:		2,472	3,708	2,719		229,854

