

Property Location: 280 ELM ST
Vision ID: 2880

Account #2930

MAP ID:35/ 11/ 0/ /

Bldg Name:

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

State Use:013

Print Date:12/02/2016 10:48

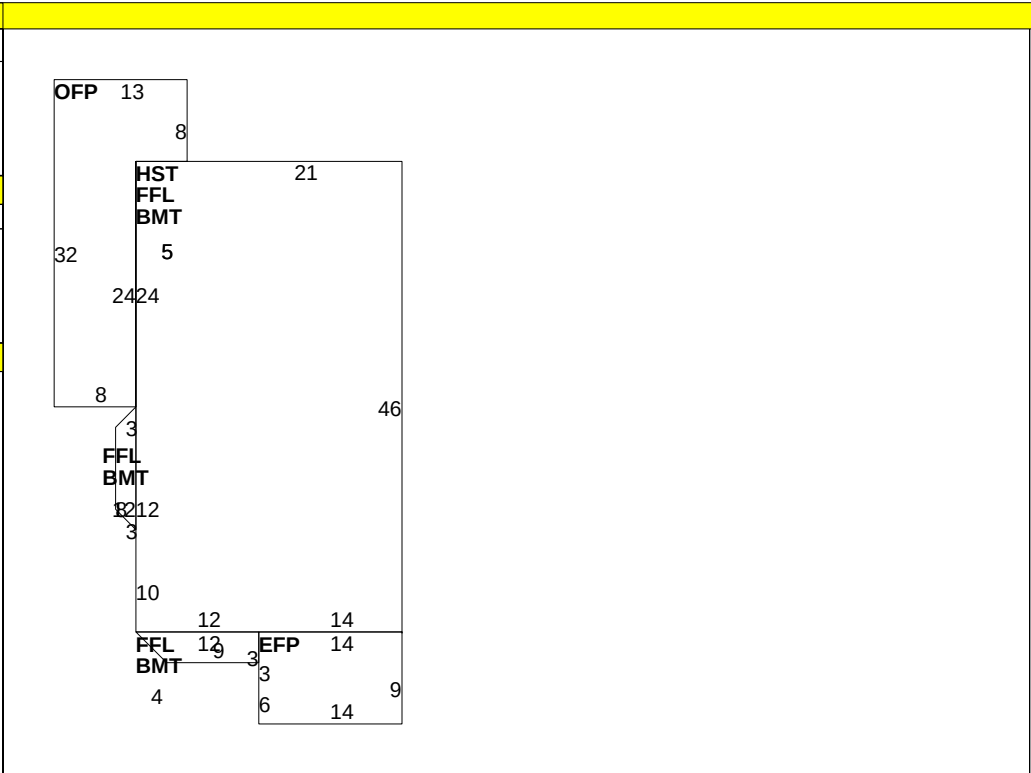
CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION										
GRAZIANO S MICHAEL LE GRAZIANO JEAN A LE 280 ELM ST EAST LONGMEADOW, MA 01028 Additional Owners:		1	TYPCL			Description	Code	Appraised Value	Assessed Value											
						RESIDENTL.	013	58,600	58,600											
						RES LAND	013	96,900	96,900											
						RESIDENTL.	013	6,250	6,250											
SUPPLEMENTAL DATA						COMMERC.	031	312,600	312,600											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382334_2855717				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#		COMM LAND	031	96,900	96,900											
						COMMERC.	031	239,950	239,950											
						Total		811,200	811,200											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
GRAZIANO S MICHAEL LE GRAZIANO S MICHAEL +,		16537/ 423 05635/ 0456	02/12/2007 06/20/1984	U U	I I	1 95,000	A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
								2016	013	57,750	2015	013	57,750	2014	B	409,300				
								2016	013	88,050	2015	013	88,050	2014	L	198,600				
								2016	013	6,250	2015	013	6,250	2014	O	244,400				
								2016	031	304,550	2015	031	304,550							
								2016	031	88,050	2015	031	88,050							
								2016	031	239,950	2015	031	239,950							
								Total:		784,600	Total:		784,600	Total:		852,300				
EXEMPTIONS			OTHER ASSESSMENTS																	
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor											
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) 117,200										
										Appraised XF (B) Value (Bldg) 0										
										Appraised OB (L) Value (Bldg) 12,500										
										Appraised Land Value (Bldg) 193,800										
										Special Land Value 0										
										Total Appraised Parcel Value 811,200										
										Valuation Method: C										
										Adjustment: 0										
										Net Total Appraised Parcel Value 811,200										
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	1.1000	C	1.0000	1.00	CA	1.00			1.00	2.42	193,800	
Total Card Land Units:			1.84	AC	Parcel Total Land Area:			1.84	AC	Total Land Value:										193,800

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:			74.16
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			160,492
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			117,200
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		14.86	18,541
EFP	ENCL PORCH	0	126		22.37	2,818
FFL	1ST FLOOR	1,248	1,248		74.16	92,557
HST	HALF STORY	598	1,196		37.08	44,350
OPF	OPEN PORCH	0	296		7.52	2,225

Ttl. Gross Liv/Lease Area:		1,846	4,114	2,164		160,492
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Vision ID: 2880

Account #2930

Bldg #: 2 of 2

Sec #: 1 of

1 Card 2 of 2

Print Date: 12/02/2016 10:48

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT														
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																RES LAND		013		96,900		96,900												
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SUPPLEMENTAL DATA												COMMERC.		031		312,600		312,600		VISION														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382334_2855717								Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#				COMM LAND		031		96,900		96,900																
												COMMERC.		031		239,950		239,950																
												Total				811,200		811,200																
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Total:		784,600		Total:		784,600		Total:		852,300																								
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Year	Type	Description				Amount		Code	Description				Number	Amount														Comm. Int.						
Total:																																		
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY																		
NBHD/ SUB				NBHD Name				Street Index Name				Tracing																Batch						
0001/A												031																MA						
NOTES																																		
GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED																Net Total Appraised Parcel Value 811,200																		
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 04/13/2011 04/13/2011 12/07/2010 11/14/2000				105 317 317 317 200	15 2 3 15 15	PERMIT VISIT MEASURED MEAS+INSPCTD PERMIT VISIT 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:									

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:			65.58
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS	Replace Cost			270,199
Heating Type	1		FORCED H/A	AYB			1987
AC Percent	0			EYB			2007
FBM Sqft				Dep Code			EX
Bldg Use	031		MixComRes	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		7	
Full Baths	0			Functional ObsInc			
Half Baths	1			External ObsInc			
Frame	1		WOOD	Cost Trend Factor			
Partitions	T		TYPICAL	Condition			
Wall Height	12			% Complete			
FBM Quality				Overall % Cond		93	
				Apprais Val		251,300	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			