

Property Location: 312 PINEHURST DR
Vision ID: 6407

Account #6505

MAP ID:80/ 1/ 312/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:102

Print Date:12/07/2016 10:43

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 AST LONGMEADOW, MA VISION											
FERGUSON ROBERT A TR 312 PINEHURST DR EAST LONGMEADOW, MA 01028 Additional Owners:													Description		Code		Appraised Value					Assessed Value								
													RESIDENTL.		102		299,400					299,400								
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_392090_2841032					ASSOC PID#																									
Total					299,400					299,400																				
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
FERGUSON ROBERT A TR FERGUSON,ROBERT A ELMS RESIDENTIAL,CONDOMINIUM TRUST ROUTE 83 DEVELOPMENT,CORP PAGOS JOSEPH P					17178/ 12 12163/ 412 10338/ 117 10440/ 89 0/ 0		03/04/2008 12/19/2001 06/24/1998 10/23/1997		U	I	1 272,400 1 1,500,000 0		A B B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
														2016	102	262,300		2015	102	262,300		2014	B	275,700						
																						2014	L	0						
														Total:		262,300		Total:		262,300		Total:		275,700						
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 ORIGINAL PARCEL STARTED AT 46.064 ACRES BLDG 21																														
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	
16		01/15/2001		2		DWELLING		175,000				0				CONDO;OC 1/23/02			06/02/2005						311		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	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	130			
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	3		HARDWOOD	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:			142.28	
Bedrooms	2							
Full Baths	2			Replace Cost			318,559	
Half Baths	1			AYB			2001	
Extra Fixtures	1			EYB			2008	
Total Rooms	6			Dep Code			GD	
Bath Style	G		GOOD	Remodel Rating				
Kitchen Style	G		GOOD	Year Remodeled				
Num Kitchens	1			Dep %			6	
Central Vac	1		Functional ObsInc					
			External ObsInc					
#Heat Sys	1		Cost Trend Factor			1		
Frame	1	WOOD	Condition					
Foundation	1	CONCRETE	% Complete					
Bsmt Floor	12	CONCRETE	Overall % Cond			94		
Bsmt Garage			Apprais Val			299,400		
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					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,304		28.48	37,134
FFL	1ST FLOOR	1,304	1,304		142.28	185,530
GAR	GARAGE	0	462		56.97	26,321
HST	HALF STORY	457	913		71.22	65,021
OSP	SCRN PORCH	0	96		20.75	1,992
WDK	WOOD DECK	0	128		20.01	2,561

[illegible][illegible][illegible]

<i>Ttl. Gross Liv/Lease Area:</i>	1.761	4.207	2.239		318,559

