

Property Location: 31 ELM ST  
Vision ID: 1742

Account #1778

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101  
Print Date: 12/15/2017 09:17

CURRENT OWNER

HODGDON CARMELA

31 ELM ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

158,300

Appraised Value

80,700

73,600

4,000

158,300

Assessed Value

80,700

73,600

4,000

158,300

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

HODGDON CARMELA

HURLBURT,STEVEN J

MCLOUGHLIN KEVIN G +,

MCLOUGHLIN KEVIN G

GORSKI EDWARD J JR

BK-VOL/PAGE

16620/ 600

11289/ 562

08475/ 0452

08458/ 0491

05895/ 0561

SALE DATE

04/13/2007

08/01/2000

07/01/1993

06/18/1993

09/12/1985

q/u

U

U

U

U

U

v/i

1

1

1

1

1

SALE PRICE

181,000

126,900

1

119,900

68,900

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

81,100

71,900

4,000

157,000

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

80,200

69,800

4,000

154,000

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

80,200

69,800

4,000

154,000

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

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

80,700

0

4,000

73,600

0

158,300

C

0

158,300

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

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

101

ONE FAM

RC

8,400

SF

9.73

1.0000

5

1.0000

1.00

MA

1.00

TRF2

190

.90

8.76

73,600

Total Card Land Units:

0.19

AC

Parcel Total Land Area:

0.19

AC

Total Land Value:

73,600

| 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                        | 218         |        |             |                 |  |         |  |
| Stories             | 1.50 |     | 1 1/2 STORIES | Int vs Ext                      | S           |        | SAME        |                 |  |         |  |
| Foundation          | 2    |     | CONC BLOCK    | MIXED USE                       |             |        |             |                 |  |         |  |
| Exterior Wall 1     | 4    |     | VINYL         | Code                            | Description |        | Percentage  |                 |  |         |  |
| Exterior Wall 2     |      |     |               | 101                             | ONE FAM     |        | 100         |                 |  |         |  |
| Roof Structure      | 1    |     | GABLE         | COST/MARKET VALUATION           |             |        |             |                 |  |         |  |
| Roof Cover          | 1    |     | ASPHALT SH    |                                 |             |        |             |                 |  |         |  |
| Interior Wall 1     | 2    |     | PLASTER       |                                 |             |        |             |                 |  |         |  |
| Interior Wall 2     |      |     |               |                                 |             |        |             |                 |  |         |  |
| Interior Floor 1    | 3    |     | HARDWOOD      |                                 |             |        |             |                 |  |         |  |
| Interior Floor 2    | 4    |     | CARPET        |                                 |             |        |             |                 |  |         |  |
| Heat Fuel           | 2    |     | GAS           |                                 |             |        |             |                 |  |         |  |
| Heat Type           | 1    |     | FORCED H/A    |                                 |             |        |             |                 |  |         |  |
| AC Type             | 03   |     | FULL          |                                 |             |        |             |                 |  |         |  |
| Bedrooms            | 2    |     |               |                                 |             |        |             |                 |  |         |  |
| Full Baths          | 1    |     |               |                                 |             |        |             |                 |  |         |  |
| Half Baths          | 0    |     |               |                                 |             |        |             |                 |  |         |  |
| Extra Fixtures      | 1    |     |               |                                 |             |        |             |                 |  |         |  |
| Total Rooms         | 6    |     |               |                                 |             |        |             |                 |  |         |  |
| Bath Style          | A    |     | AVERAGE       |                                 |             |        |             |                 |  |         |  |
| Kitchen Style       | A    |     | AVERAGE       |                                 |             |        |             |                 |  |         |  |
| Kitchens            | 1    |     |               |                                 |             |        |             |                 |  |         |  |
| Extra Kitchens      | 0    |     |               |                                 |             |        |             |                 |  |         |  |
| Frame               | 1    |     | WOOD          |                                 |             |        |             |                 |  |         |  |
| Basement Floor      | 12   |     | CONCRETE      |                                 |             |        |             |                 |  |         |  |
| Bsmt Garage         |      |     |               |                                 |             |        |             |                 |  |         |  |
| Units               | 1    |     |               |                                 |             |        |             |                 |  |         |  |
| WS Flues            |      |     |               |                                 |             |        |             |                 |  |         |  |
| FBM Quality         | 1    |     |               |                                 |             |        |             |                 |  |         |  |
| Fireplaces          | 0    |     |               |                                 |             |        |             |                 |  |         |  |
|                     |      |     |               |                                 |             |        |             | Adj. Base Rate: |  | 106.37  |  |
|                     |      |     |               |                                 |             |        |             | Replace Cost    |  | 141,577 |  |
|                     |      |     |               | AYB                             |             | 1947   |             |                 |  |         |  |
|                     |      |     |               | EYB                             |             | 1974   |             |                 |  |         |  |
|                     |      |     |               | Dep Code                        |             | AV     |             |                 |  |         |  |
|                     |      |     |               | Remodel Rating                  |             |        |             |                 |  |         |  |
|                     |      |     |               | Year Remodeled                  |             |        |             |                 |  |         |  |
|                     |      |     |               | Dep %                           |             | 43     |             |                 |  |         |  |
|                     |      |     |               | Functional Obslnc               |             |        |             |                 |  |         |  |
|                     |      |     |               | External Obslnc                 |             |        |             |                 |  |         |  |
|                     |      |     |               | Cost Trend Factor               |             | 1      |             |                 |  |         |  |
|                     |      |     |               | Condition                       |             |        |             |                 |  |         |  |
|                     |      |     |               | % Complete                      |             |        |             |                 |  |         |  |
|                     |      |     |               | Overall % Cond                  |             | 57     |             |                 |  |         |  |
|                     |      |     |               | Apprais Val                     |             | 80,700 |             |                 |  |         |  |
|                     |      |     |               | Dep % Ovr                       |             | 0      |             |                 |  |         |  |
|                     |      |     |               | Dep Ovr Comment                 |             |        |             |                 |  |         |  |
|                     |      |     |               | Misc Imp Ovr                    |             | 0      |             |                 |  |         |  |
|                     |      |     |               | Misc Imp Ovr Comment            |             |        |             |                 |  |         |  |
|                     |      |     |               | Cost to Cure Ovr                |             | 0      |             |                 |  |         |  |
|                     |      |     |               | Cost to Cure Ovr Comment        |             |        |             |                 |  |         |  |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 728        |           | 21.33     | 15,530          |  |
| EFP                               | ENCL PORCH  | 0           | 120        |           | 31.91     | 3,829           |  |
| FFL                               | 1ST FLOOR   | 756         | 756        |           | 106.37    | 80,415          |  |
| HST                               | HALF STORY  | 364         | 728        |           | 53.18     | 38,718          |  |
| OFP                               | OPEN PORCH  | 0           | 49         |           | 10.85     | 532             |  |
| WDK                               | WOOD DECK   | 0           | 171        |           | 14.93     | 2,553           |  |
| Ttl. Gross Liv/Lease Area:        |             | 1,120       | 2,552      | 1,331     |           | 141,577         |  |

