

Property Location: 264 NORTH MAIN ST #7 + 8

MAP ID: 14/ 11/ 7/ /

Bldg Name:

State Use: 343

Vision ID: 249

Account #255

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/14/2017 15:01

CURRENT OWNER

CIANFLONE ANTHONY + FRANCESCA

264 NORTH MAIN ST 2

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

COMMERC.

Code

343

Appraised Value

110,600

Assessed Value

110,600

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_378897_2853728

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

Total

110,600

110,600

RECORD OF OWNERSHIP

BK-VOL/PAGE

21525/ 399

20493/ 264

18274/ 475

07499/ 0566

03962/ 0001

SALE DATE

01/09/2017

11/07/2014

04/23/2010

07/13/1990

04/29/1974

q/u

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U

U

U

U

v/i

I

I

I

I

I

SALE PRICE

1

1

75,000

142,500

0

V.C.

1B

1A

U

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

343

105,500

2016

343

96,200

2015

343

96,200

Total:

105,500

Total:

96,200

Total:

96,200

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

343

NO

NOTES

UNIT 7 + 8

MASTER DEED UNIT 7 = 742.59 SF + UNIT 8

= 816.25 SF TOTAL = 1558.84 SF

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

110,600

0

0

0

0

110,600

C

0

110,600

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

05/12/2004

303

3

MEAS+INSPCTD

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

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description						
Style	63		CONDO-OFC			Insulation									
Model	06		COM CONDO												
Grade	C+		AVG. (+)												
Stories	1.00		1 Story			FBM Sqft									
Occupancy	1		DRYWALL			CONDO DATA									
Interior Wall 1	1					Cmplx Acct# 6778		ID 0050		% Own					
Interior Wall 2						Cmplx Name EAST OFFICES		B# 1 S# 1							
Interior Floor 1	4		CARPET			Adjust Type	Code	Description		Factor %					
Interior Floor 2			GAS			Unit Type									
Heat Fuel	2					FORCED H/A			Unit Locn						
Heat Type	1					FULL			COST/MARKET VALUATION						
AC Type	03		AVERAGE			Adj. Base Rate:			120.20						
Bedrooms	0					Replace Cost			187,395						
Full Baths	0					AYB			1973						
Half Baths	0					EYB			1976						
Extra Fixtures	1					Dep Code			AV						
Total Rooms	0					Remodel Rating									
Bath Style						Year Remodeled									
Kitchen Style	A					Dep %			41						
Num Kitchens	1					Functional Obslnc									
Central Vac	0					External Obslnc									
#Heat Sys	1					Cost Trend Factor			1						
Frame	2					Condition									
Foundation	1					% Complete									
Bsmt Floor						Overall % Cond			59						
Bsmt Garage						Apprais Val			110,600						
Fireplaces			Dep % Ovr			0									
WS Flues			Dep Ovr Comment												
			Misc Imp Ovr			0									
			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			
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			1,559		1,559				120.20		187,395			
Ttl. Gross Liv/Lease Area:				1,559		1,559		1,559				187,395			

FFL[1559]

