

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: 12/15/2017 14:09

CURRENT OWNER

WILSON THOMAS G JR

PO BOX 620

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

013

284,640

284,640

RES LAND

013

68,400

68,400

RESIDENTL.

013

20,960

20,960

COMMERC.

031

24,760

24,760

COMM LAND

031

17,100

17,100

COMMERC.

031

5,240

5,240

Total

421,100

421,100

1006

451ST LONGMEADOW, MA

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

1

1

A

WILSON THOMAS G SR +,

08740/ 0220

02/09/1994

U

1

1

A

WILSON THOMAS G SR

07364/ 0069

01/09/1990

U

1

1

A

WILSON THOMAS G JR

06201/ 409

08/25/1986

U

1

1

A

WILSON

03133/ 0386

08/17/1965

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

013

287,720

2016

013

284,680

2015

013

284,680

2017

013

66,800

2016

013

64,880

2015

013

64,880

2017

013

20,960

2016

013

20,960

2015

013

20,960

2017

031

25,380

2016

031

25,120

2015

031

25,120

2017

031

16,700

2016

031

16,220

2015

031

16,220

2017

031

5,240

2016

031

5,240

2015

031

5,240

Total:

422,800

Total:

417,100

Total:

417,100

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

013

MA

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

123,800

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

26,200

Appraised Land Value (Bldg)

85,500

Special Land Value

0

Total Appraised Parcel Value

421,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

421,100

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

315

09/12/2006

13

BARN

25,000

0

20' X 50' BARN & RERC

02/22/2007

311

16

FIELDREV CHG

304

12/01/1989

MN

Manual Note

46,080

0

ADDITION

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

S Adj Fact

Adj. Unit Price

Land Value

1

013

RES/COM

RA

40,000

SF

2.32

1.0000

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

.90

.90

2.09

83,600

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

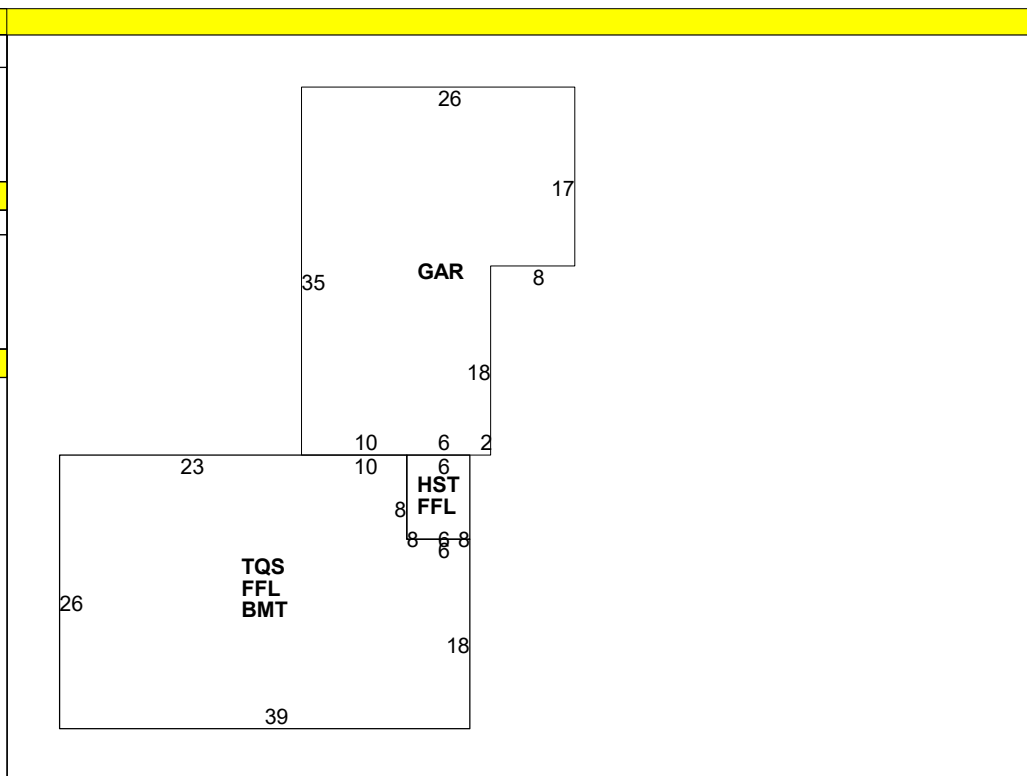
Total Land Value:

85,500

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	COST/MARKET VALUATION			
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units	1						
WS Flues	1						
FBM Quality	3						
Fireplaces	1						

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		19.19	18,538	
FFL	1ST FLOOR	1,014	1,014		96.05	97,396	
GAR	GARAGE	0	766		38.37	29,392	
HST	HALF STORY	24	48		48.03	2,305	
TQS	3/4 STORY	725	966		72.09	69,637	
Ttl. Gross Liv/Lease Area:		1,763	3,760	2,262		217,269	



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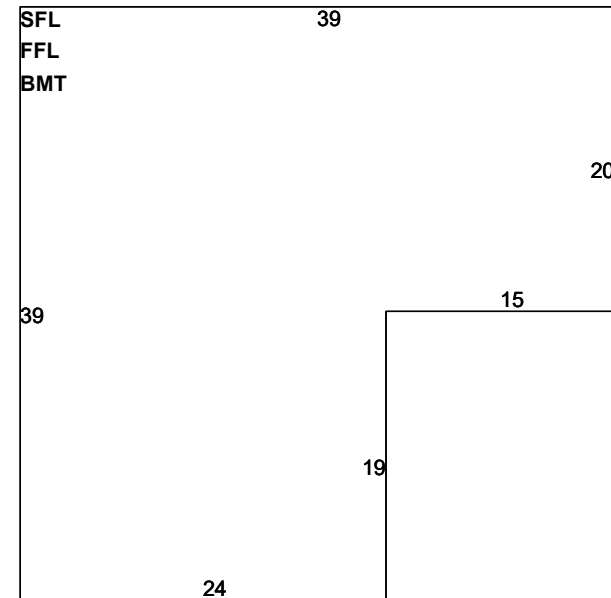
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	C		AVERAGE	FBM Sqft	1236		
Stories	2			Int vs Ext			
Foundation	3		MASONRY				
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	1		PLYWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms							
Full Baths	2						
Half Baths	1						
Extra Fixtures							
Total Rooms							
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	2						
Extra Kitchens							
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units	2						
WS Flues							
FBM Quality	1						
Fireplaces							

MIXED USE

Code	Description	Percentage
013	RES/COM	100

COST/MARKET VALUATION

Adj. Base Rate:	89.83
Replace Cost	244,237
AYB	1989
EYB	1993
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	24
Functional Obslnc	
External Obslnc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	76
Apprais Val	185,600
Dep % Ovr	0
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,236		17.95	22,187
FFL	1ST FLOOR	1,236	1,236		89.83	111,025
SFL	2ND FLOOR	1,236	1,236		89.83	111,025

Ttl. Gross Liv/Lease Area: 2,472 3,708 2,719 244,237

