

Property Location: 280 ELM ST
Vision ID: 2880

Account #2930

Bldg Name: MAP ID: 35/ 11/ 0/ /

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

State Use: 013

Print Date: 12/15/2017 14:21

CURRENT OWNER

GRAZIANO S MICHAEL LE
GRAZIANO JEAN A LE
280 ELM ST
EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

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#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.
COMMERC.
COMM LAND
COMMERC.

Code

013
013
013
031
031
031

Appraised Value

64,650
102,100
6,250
333,750
102,100
239,950

Assessed Value

64,650
102,100
6,250
333,750
102,100
239,950

Total

848,800

848,800

1006
280 ELM ST
EAST LONGMEADOW, MA 01028

VISION

RECORD OF OWNERSHIP

GRAZIANO S MICHAEL LE
GRAZIANO S MICHAEL +,

BK-VOL/PAGE

16537/ 423
05635/ 0456

SALE DATE

02/12/2007
06/20/1984

q/u

U
U

v/i

1
1

SALE PRICE

95,000

V.C.

1
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

013

58,600

2016

013

57,750

2015

013

57,750

2017

013

96,900

2016

013

88,050

2015

013

88,050

2017

013

6,250

2016

013

6,250

2015

013

6,250

2017

031

312,600

2016

031

304,550

2015

031

304,550

2017

031

96,900

2016

031

88,050

2015

031

88,050

2017

031

239,950

2016

031

239,950

2015

031

239,950

Total:

811,200

Total:

784,600

Total:

784,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

031

MA

NOTES

GRAZIANO GREENHOUSES HSE COMPLETELY
UPDATED

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

129,300

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

12,500

Appraised Land Value (Bldg)

204,200

Special Land Value

0

Total Appraised Parcel Value

848,800

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

848,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201203449

11/15/2012

GEN

GENERATOR

5,000

0

208

07/09/2010

12

REROOF

9,500

0

NVC

272

11/30/1998

4

ADDITION

146,500

0

247

09/01/1992

MN

Manual Note

100,000

0

GREENHOUSE

163

06/01/1992

MN

Manual Note

1,500

0

DEMOLITION

158

07/01/1990

MN

Manual Note

8,000

0

EFP REPAIR

107

05/01/1990

MN

Manual Note

250

0

SIGN

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/05/2013

105

15

PERMIT VISIT

04/13/2011

317

2

MEASURED

04/13/2011

317

3

MEAS+INSPCTD

12/07/2010

317

15

PERMIT VISIT

11/14/2000

200

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

013

RES/COM

RA

80,063 SF

2.32

1.1000

C

1.0000

1.00

CA

1.00

1.00

2.55

204,200

Total Card Land Units:

1.84 AC

Parcel Total Land Area:

1.84 AC

Total Land Value:

204,200

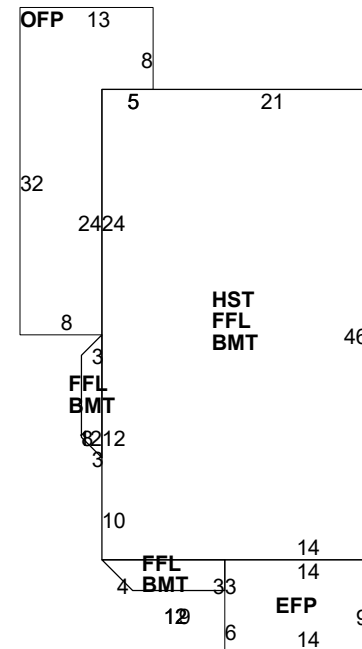
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		BUNGALOW	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.5			Int vs Ext			
Foundation	2		CONC BLOCK				
Exterior Wall 1	5		ASBESTOS				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W				
AC Type	01		NONE				
Bedrooms	3						
Full Baths	1						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	G		GOOD				
Kitchen Style	G		GOOD				
Kitchens	1						
Extra Kitchens							
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units							
WS Flues							
FBM Quality							
Fireplaces							

MIXED USE

Code	Description	Percentage
013	RES/COM	50
031	MixComRes	50

COST/MARKET VALUATION

Adj. Base Rate:	85.33
Replace Cost	184,658
AYB	1920
EYB	1987
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	129,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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		17.09	21,333
EFP	ENCL PORCH	0	126		25.73	3,243
FFL	1ST FLOOR	1,248	1,248		85.33	106,494
HST	HALF STORY	598	1,196		42.67	51,028
OFF	OPEN PORCH	0	296		8.65	2,560

Ttl. Gross Liv/Lease Area:		1,846	4,114	2,164		184,658
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Property Location: 280 ELM ST
Vision ID: 2880

Account #2930

MAP ID: 35/ 11/ 0/ /

Bldg Name:

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

State Use: 013

Print Date: 12/15/2017 14:21

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 280 ELM ST EAST LONGMEADOW, MA 01028 Additional Owners:
GRAZIANO S MICHAEL LE GRAZIANO JEAN A LE 280 ELM ST			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
						RESIDENTL.	013	64,650	64,650	
						RES LAND	013	102,100	102,100	
						RESIDENTL.	013	6,250	6,250	
		SUPPLEMENTAL DATA				COMMERC.	031	333,750	333,750	
		Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382334_2855717				COMM LAND	031	102,100	102,100	
						COMMERC.	031	239,950	239,950	
						Total		848,800	848,800	

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	1 1	1 95,000	A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2017	013	58,600	2016	013	57,750	2015	013	57,750
								2017	013	96,900	2016	013	88,050	2015	013	88,050
								2017	013	6,250	2016	013	6,250	2015	013	6,250
								2017	031	312,600	2016	031	304,550	2015	031	304,550
								2017	031	96,900	2016	031	88,050	2015	031	88,050
								2017	031	239,950	2016	031	239,950	2015	031	239,950
								Total:		811,200	Total:		784,600	Total:		784,600

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name		Street Index Name	Batch
0001/A			031	MA

NOTES				
GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED				

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			105	15	PERMIT VISIT	
									04/13/2011			317	2	MEASURED	
									04/13/2011			317	3	MEAS+INSPCTD	
									12/07/2010			317	15	PERMIT VISIT	
									11/14/2000			200	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	
2	031	MixComRes	RA				0 SF	0.00	1.0000	5	1.0000	1.00	MA	1.00				.00	0.00	0

Total Card Land Units:			0.00	AC	Parcel Total Land Area:			1.84	AC	Total Land Value:			0
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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:			70.27
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS	Replace Cost			289,530
Heating Type	1		FORCED H/A	AYB			1987
AC Percent	0			EYB			2009
FBM Sqft				Dep Code			EX
Bldg Use	031		MixComRes	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			8
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			92
				Apprais Val			266,400
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			