Property Location: 138 PINEHURST DR | MAP ID: 80/ 1/ 138/ / | Bldg Name: | State Use: 102

Vision ID: 6199 | Account # 6284 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/16/2017 05:36

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FRICCHIONE ROBERT L				
138 PINEHURST DR				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

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#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	102	293,700	293,700
		Total	293,700	293,700

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FRICCHIONE ROBERT L	18594/ 80	12/16/2010	U	I	260,000	
HOBBS JOHN E,	10648/ 588	02/12/1999	U	I	199,500	
ELMS RESIDENTIAL CONDOMINIUM,TRUST THE	10338/ 117	06/24/1998	U	I	0	F
ROUTE 83 DEVELOPMENT ,CORPORATION	0/ 0		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	102	289,700	2016	102	254,800	2015	102	254,800
	Total:	289,700		Total:	254,800		Total:	254,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	293,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	293,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**293,700**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			102	EL

NOTES

BLDG #3 THE ELMS FY12 SKETCH IN PER
PLAN WITH RECORDED WITH DEED

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
220	09/23/1998	2	DWELLING	112,500		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/05/2010			311	1	LEFT NOTICE
02/09/2006			311	1	LEFT NOTICE
04/26/2000			247	14	INSPECTED

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

Property Location: 138 PINEHURST DR **MAP ID: 80/ 1/ 138/ /** **Bldg Name:** **State Use: 102**

Vision ID: 6199 **Account # 6284** **Bldg #: 1 of 1** **Sec #: 1 of 1** **Card 1 of 1** **Print Date: 12/16/2017 05:36**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	08		CONDO-TNHS
Model	05		RES CONDO
Grade	C+		AVG. (+)
Stories	2.00		2 Story
Occupancy	1		
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	2		
Full Baths	2		
Half Baths	1		
Extra Fixtures	1		
Total Rooms	4		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Num Kitchens	1		
Central Vac	0		
#Heat Sys	1		
Frame	1		WOOD
Foundation	1		CONCRETE
Bsmt Floor	12		CONCRETE
Bsmt Garage			
Fireplaces			
WS Flues			

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Insulation			
FBM Sqft	573		

CONDO DATA

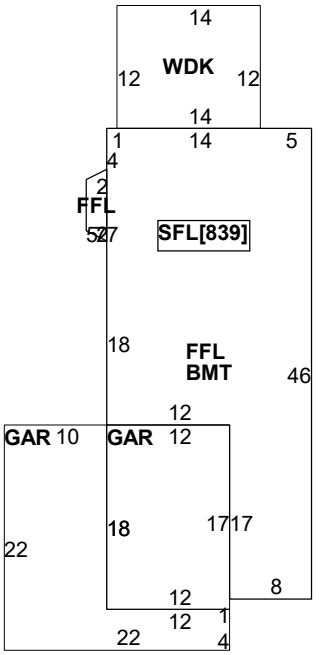
Cmplx Acct# **6769** *ID* **0020** *% Own*

Cmplx Name **THE ELMS** *B#* **1** *S#* **1**

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn	E	END UNIT	104

COST/MARKET VALUATION

Adj. Base Rate:	167.42
Replace Cost	322,792
AYB	1998
EYB	2008
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	9
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	91
Apprais Val	293,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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	716		33.44	23,942
FFL	1ST FLOOR	728	728		167.42	121,884
GAR	GARAGE	0	484		67.11	32,480
SFL	2ND FLOOR	839	839		167.42	140,468
WDK	WOOD DECK	0	168		23.92	4,018
	Ttl. Gross Liv/Lease Area:	1,567	2,935	1,928		322,792