Property Location: 348 PINEHURST DR | MAP ID: 80/ 1/ 348/ / | Bldg Name: | State Use: 102

Vision ID: 6400 | Account # 6498 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/16/2017 10:32

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MACCARINI ROBERT C TR				
348 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	346,000	346,000
Total		346,000	346,000

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MACCARINI ROBERT C TR	21130/ 64	04/07/2016	U	I	100	1A
MACCARINI ROBERT C	11788/ 333	07/31/2001	U	I	300,000	
ELMS RESIDENTIAL,CONDOMINIUM TRUST	10338/ 117	06/24/1998	U	I	1	B
ROUTE 83 DEVELOPMENT	0/ 0		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	102	337,100	2016	102	295,500	2015	102	295,500
	Total:	337,100		Total:	295,500		Total:	295,500

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)	346,000
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	346,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**346,000**

ASSESSING NEIGHBORHOOD

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

NOTES

ELMCREST COUNTRY CLUB SUB DIV #814
BUILDING 25

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201200326	02/01/2012	GEN	GENERATOR	4,000		0		
28	02/07/2001	2	DWELLING	175,000		0		CONDO

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/06/2012			317	15	PERMIT VISIT
02/16/2006			311	1	LEFT NOTICE
03/15/2002			105	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: 348 PINEHURST DR **MAP ID: 80/ 1/ 348/ /** **Bldg Name:** **State Use: 102**

Vision ID: 6400 **Account # 6498** **Bldg #: 1 of 1** **Sec #: 1 of 1** **Card 1 of 1** **Print Date: 12/16/2017 10:32**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	08		CONDO-TNHS
Model	05		RES CONDO
Grade	C+		AVG. (+)
Stories	1.50		1 1/2 Stories
Occupancy	2		
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2	3		HARDWOOD
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	2		
Full Baths	2		
Half Baths	1		
Extra Fixtures	2		
Total Rooms	4		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Num Kitchens	1		
Central Vac	1		
#Heat Sys	1		
Frame	1		WOOD
Foundation	1		CONCRETE
Bsmt Floor	12		CONCRETE
Bsmt Garage			
Fireplaces	1		
WS Flues			

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Insulation			
FBM Sqft	248		

CONDO DATA

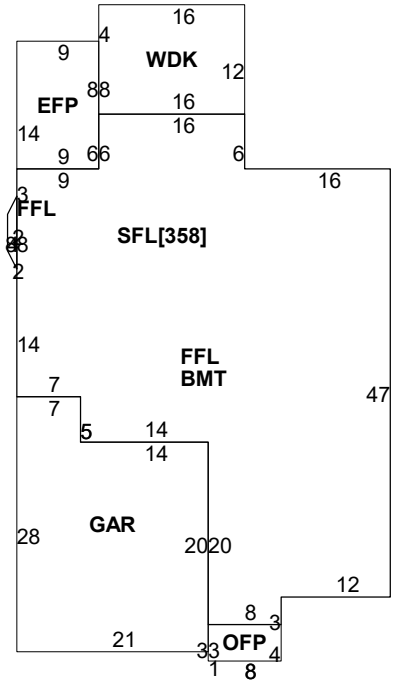
Cmplx Acct# **6769** *ID* **0020** *% Own*

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

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn	D	DETACHED	108

COST/MARKET VALUATION

Adj. Base Rate:	141.74
Replace Cost	372,059
AYB	2001
EYB	2010
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	7
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	93
Apprais Val	346,000
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
GEN	GENERATOR			B	0	0.00	2010	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	1,655		28.35	46,915
EFP	ENCL PORCH	0	126		42.75	5,386
FFL	1ST FLOOR	1,661	1,661		141.74	235,425
GAR	GARAGE	0	518		56.64	29,340
OFP	OPEN PORCH	0	32		13.29	425
SFL	2ND FLOOR	358	358		141.74	50,742
WDK	WOOD DECK	0	192		19.93	3,827
	Ttl. Gross Liv/Lease Area:	2,019	4,542	2,625		372,059