

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: 12/11/2018 08:39

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 280 ELM ST EAST LONGMEADOW, MA 01028 Additional Owners:
GRAZIANO JEAN A LE 280 ELM ST EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
						RESIDENTL.	013	70,050	70,050	
						RES LAND	013	102,100	102,100	
						RESIDENTL.	013	6,250	6,250	
SUPPLEMENTAL DATA						COMMERC.	031	311,050	311,050	VISION
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#		COMM LAND	031	102,100	102,100	
						COMMERC.	031	239,950	239,950	
						Total		831,500	831,500	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
GRAZIANO JEAN A 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
										2018	013	64,650	2017	013	58,600	2016	013	57,750
										2018	013	102,100	2017	013	96,900	2016	013	88,050
										2018	013	6,250	2017	013	6,250	2016	013	6,250
										2018	031	333,750	2017	031	312,600	2016	031	304,550
										2018	031	102,100	2017	031	96,900	2016	031	88,050
										2018	031	239,950	2017	031	239,950	2016	031	239,950
										Total:		848,800	Total:		811,200	Total:		784,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Type	Description	Amount	Code	Description	Number	Amount											Comm. Int.
Total:																		

ASSESSING NEIGHBORHOOD					
NBHD/ SUB	NBHD Name		Street Index Name	Tracing	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	
201203449	11/15/2012	GEN	GENERATOR	5,000		0			06/05/2013			105	15	PERMIT VISIT	
208	07/09/2010	12	REROOF	9,500		0		NVC	04/13/2011			317	2	MEASURED	
272	11/30/1998	4	ADDITION	146,500		0			04/13/2011			317	3	MEAS+INSPCTD	
247	09/01/1992	MN	Manual Note	100,000		0		GREENHOUSE	12/07/2010			317	15	PERMIT VISIT	
163	06/01/1992	MN	Manual Note	1,500		0		DEMOLITION	11/14/2000			200	15	PERMIT VISIT	
158	07/01/1990	MN	Manual Note	8,000		0		EFP REPAIR							
107	05/01/1990	MN	Manual Note	250		0		SIGN							

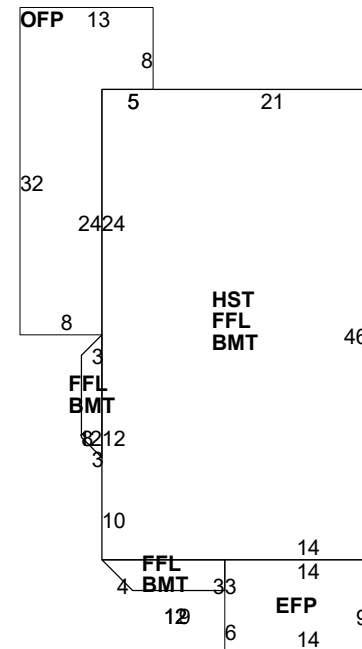
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc				
1	013	RES/COM	RA				80,063 SF	2.32	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
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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	MIXED USE			
Exterior Wall 1	5		ASBESTOS	Code	Description		Percentage
Exterior Wall 2				013	RES/COM		50
Roof Structure	1		GABLE	031	MixComRes		50
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			92.51
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			200,202
Heat Type	3		FORCED H/W	AYB			1920
AC Type	01		NONE	EYB			1988
Bedrooms	3			Dep Code			GD
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %			30
Total Rooms	6			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens				% Complete			
Frame	1		WOOD	Overall % Cond			70
Basement Floor				Apprais Val			140,100
Bsmt Garage				Dep % Ovr			0
Units				Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces				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	1988	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		18.53	23,129	
EFP	ENCL PORCH	0	126		27.90	3,516	
FFL	1ST FLOOR	1,248	1,248		92.51	115,458	
HST	HALF STORY	598	1,196		46.26	55,324	
OFF	OPEN PORCH	0	296		9.38	2,775	
Ttl. Gross Liv/Lease Area:		1,846	4,114	2,164		200,202	



Property Location: 280 ELM ST

Vision ID: 2880

Account #2930

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

MAP ID: 35/ 11/ 0/ /

Bldg Name:

State Use: 013

Print Date: 12/11/2018 08:39

CURRENT OWNER

GRAZIANO JEAN A LE

280 ELM ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

013

70,050

70,050

RES LAND

013

102,100

102,100

RESIDENTL.

013

6,250

6,250

COMMERC.

031

311,050

311,050

COMM LAND

031

102,100

102,100

COMMERC.

031

239,950

239,950

Total

831,500

831,500

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

GRAZIANO JEAN A LE

16537/ 423

02/12/2007

U

1

1

A

GRAZIANO S MICHAEL +,

05635/ 0456

06/20/1984

U

1

95,000

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

013

64,650

2017

013

58,600

2016

013

57,750

2018

013

102,100

2017

013

96,900

2016

013

88,050

2018

013

6,250

2017

013

6,250

2016

013

6,250

2018

031

333,750

2017

031

312,600

2016

031

304,550

2018

031

102,100

2017

031

96,900

2016

031

88,050

2018

031

239,950

2017

031

239,950

2016

031

239,950

Total:

848,800

Total:

811,200

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

Tracing

Batch

0001/A

031

MA

NOTES

GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED

APPRAISED 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

238,300

2,700

233,700

0

0

831,500

C

0

831,500

This signature acknowledges a visit by a Data Collector or Assessor

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

Spec Use

Spec Calc

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

1.84

AC

Total Land Value:

0

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:			62.86
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS	Replace Cost			258,970
Heating Type	1		FORCED H/A	AYB			1987
AC Percent	0			EYB			2010
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			238,300
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			