

Property Location: 217 PINEHURST DR  
Vision ID: 6285

Account #6372

MAP ID: 80/ 1/ 217/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 102

Print Date: 12/10/2018 15:06

CURRENT OWNER

MEREGIAN JOHN V LE  
MEREGIAN SONIA LE  
217 PINEHURST DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_392090\_2841032

Received  
Field 7  
Field 8  
Field 9  
Field 10  
  
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDNTL.

Code

102

Appraised Value

296,600

Assessed Value

296,600

Total

296,600

296,600

1006  
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

MEREGIAN JOHN V LE  
MEREGIAN JOHN V  
MEREGIAN,SONIA  
EMS RESIDENTIAL,CONDOMINIUM TRUST TH  
ROUTE 83 DEVELOP

BK-VOL/PAGE  
21683/ 330  
18118/ 161  
11102/ 124  
10338/ 117  
0/ 0

SALE DATE  
05/17/2017  
12/15/2009  
02/23/2000  
05/21/1999

q/u  
U  
U  
U  
U

v/i  
1  
1  
1  
1

SALE PRICE  
100  
100  
239,900  
1  
0

V.C.  
1A  
A  
B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

102

299,900

2017

102

292,000

2016

102

255,500

Total:

299,900

Total:

292,000

Total:

255,500

EXEMPTIONS

Year  
Type  
Description  
Amount  
Code  
Description  
Number  
Amount  
Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

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

296,600  
0  
0  
0  
0  
296,600  
C  
0  
296,600

ASSESSING NEIGHBORHOOD

NBHD/ SUB  
0001/A

NBHD Name

Street Index Name

Tracing  
102

Batch  
EL

NOTES

BUILDING 16

BUILDING PERMIT RECORD

Permit ID  
Issue Date  
Type  
Description  
Amount  
Insp. Date  
% Comp.  
Date Comp.  
Comments

VISIT/CHANGE HISTORY

Date  
Type  
IS  
ID  
Cd.  
Purpose/Result

05/02/2014  
05/04/2006  
02/09/2006  
05/31/2001  
04/27/2000

317  
311  
311  
247  
247

15  
14  
1  
14  
14

PERMIT VISIT  
INSPECTED  
LEFT NOTICE  
INSPECTED  
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  
  
  
  
0.00  
0.00  
0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

0

AC

Total Land Value:

0

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |      |             |             |
|---------------------|------|-----|-------------|---------------------------------|------|-------------|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.  | Ch.         | Description |
| Style               | 08   |     | CONDO-TNHS  | Insulation                      |      |             |             |
| Model               | 05   |     | RES CONDO   |                                 |      |             |             |
| Grade               | C+   |     | AVG. (+)    |                                 |      |             |             |
| Stories             | 2.00 |     | 2 Story     | FBM Sqft                        |      |             |             |
| Occupancy           | 1    |     |             | CONDO DATA                      |      |             |             |
| Interior Wall 1     | 1    |     | DRYWALL     | Cmplx Acct# 6769                |      | ID 0020     | % Own       |
| Interior Wall 2     |      |     |             | Cmplx Name THE ELMS             |      | B# 1        | S# 1        |
| Interior Floor 1    | 3    |     | HARDWOOD    | Adjust Type                     | Code | Description | Factor %    |
| Interior Floor 2    | 4    |     | CARPET      | Unit Type                       |      |             |             |
| Heat Fuel           | 2    |     | GAS         | Unit Locn                       | E    | END UNIT    | 104         |
| Heat Type           | 1    |     | FORCED H/A  | COST/MARKET VALUATION           |      |             |             |
| AC Type             | 03   |     | FULL        | Adj. Base Rate:                 |      | 147.56      |             |
| Bedrooms            | 2    |     |             | Replace Cost                    |      | 325,968     |             |
| Full Baths          | 2    |     |             | AYB                             |      | 1999        |             |
| Half Baths          | 1    |     |             | EYB                             |      | 2009        |             |
| Extra Fixtures      | 1    |     |             | Dep Code                        |      | GD          |             |
| Total Rooms         | 5    |     |             | Remodel Rating                  |      |             |             |
| Bath Style          | G    |     | GOOD        | Year Remodeled                  |      |             |             |
| Kitchen Style       | G    |     | GOOD        | Dep %                           |      | 9           |             |
| Num Kitchens        | 1    |     |             | Functional Obslnc               |      |             |             |
| Central Vac         | 0    |     |             | External Obslnc                 |      |             |             |
| #Heat Sys           | 1    |     |             | Cost Trend Factor               |      | 1           |             |
| Frame               | 1    |     | WOOD        | Condition                       |      |             |             |
| Foundation          | 1    |     | CONCRETE    | % Complete                      |      | 91          |             |
| Bsmt Floor          | 12   |     | CONCRETE    | Overall % Cond                  |      | 296,600     |             |
| Bsmt Garage         |      |     |             | Apprais Val                     |      | 0           |             |
| Fireplaces          |      |     |             | Dep % Ovr                       |      | 0           |             |
| WS Flues            |      |     |             | Dep Ovr Comment                 |      | 0           |             |
|                     |      |     |             | Misc Imp Ovr                    |      | 0           |             |
|                     |      |     |             | Misc Imp Ovr Comment            |      | 0           |             |
|                     |      |     |             | 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           | 1,198      |           | 29.56     | 35,415          |  |
| EPF                               | ENCL PORCH  | 0           | 96         |           | 44.58     | 4,279           |  |
| FFL                               | 1ST FLOOR   | 1,198       | 1,198      |           | 147.56    | 176,781         |  |
| GAR                               | GARAGE      | 0           | 498        |           | 58.97     | 29,365          |  |
| OFP                               | OPEN PORCH  | 0           | 10         |           | 14.76     | 148             |  |
| SFL                               | 2ND FLOOR   | 527         | 527        |           | 147.56    | 77,766          |  |
| WDK                               | WOOD DECK   | 0           | 108        |           | 20.49     | 2,213           |  |
| Ttl. Gross Liv/Lease Area:        |             | 1.725       | 3.635      | 2.209     |           | 325,968         |  |

