

State Use 101
Print Date 12/18/2019 1:33:12 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GERMANENKO MICHAEL 105 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_382072_2852269												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		86600		86,600											
												RES LAND		101		88700		88,700											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		16300		16,300											
				SUPPLEMENTAL DATA																									
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
Total														191,600		191,600													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
GERMANENKO MICHAEL NADEAU CHRISTOPHER M NADEAU CHRISTOPHER M GRUDGEN,JOAN E				22263	0055	07-13-2018	Q	I	206,000		00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				20199	0449	02-24-2014	U	I	100		1A	2019	101	84,600	2018	101	77,500	2017	101	76,000									
				17833	0502	06-10-2009	U	I	165,000				101	86,300		101	86,300		101	84,300									
				02560	0201	08-07-1957	U	I	0				101	16,300		101	16,300		101	16,300									
				Total			0.00							Total	187200		Total		180100		Total		176600						
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR	Amount												Comm Int							
Total				0.00																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MA																					
NOTES																													
SUB DIV #753												Appraised BLDG. Value (Card)										86,600							
												Appraised Xf (B) Value (Bldg)										0							
												Appraised Ob (B) Value (Bldg)										16,300							
												Appraised Land Value (Bldg)										88,700							
												Special Land Value										0							
												Total Appraised Parcel Value										191,600							
												Valuation Method										C							
												Adjustment																	
												Net Total Appraised Parcel Value										191,600							
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	
201400553		03-18-2014		3		GARAGE		41,400		06-13-2014		100		06-13-2014		24X28 DETACHED		04-10-2015						317		15		PERMIT VISIT	
298`		10-25-2000		8		RENOVATION		10,000								REPAIR DUE TO FI		06-13-2014						317		15		PERMIT VISIT	
																		02-10-2010						317		16		FIELDREV CHG	
																		10-24-2003						274		3		MEAS+INSPCTD	
																		01-22-2001						247		15		PERMIT VISIT	
																		02-04-1992						131		3		MEAS+INSPCTD	
																		01-17-1992						107		22		MAILER SENT	
LAND LINE VALUATION SECTION																													
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value				
1	101	ONE FAM		RA				40,000	SF	2.39	1.000	5		LAND	1.00	MA	1.00								2.15	86,000			
1	101	ONE FAM		RA				0.390	AC	7,000.00	1.000	0			1.00	MA	1.00						0	TRF2	0.9	1.000	7,000.00	2,700	
Total Card Land Units								1.308	AC	Parcel Total Land Area:								1.3083	Total Land Value										88,700

Property Location 105 ELM ST
 Vision ID 1865

Account # 1901

Map ID 26/ 78/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	81.13	
Interior Floor 2	3	HARDWOOD	RCN	137,531	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1830	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	86,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
01	SHED/MTL			L	90	5.18	1970	50	0.00	FR	A	1.00	200
22	WOOD DK			L	198	9.20	1985	60	0.00	AV	A	1.00	1,100
04	GARAGE/L			L	672	30.48	2014	70	0.00	GD	A	1.00	14,300
40	LEAN-TO			L	168	5.75	2014	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	656		18.80	12,332	
FFL	1ST FLOOR	984	984		94.13	92,629	
OFF	OPEN PORCH	0	220		9.41	2,071	
TQS	3/4 STORY	324	432		70.60	30,500	
Ttl Gross Liv / Lease Area		1,308	2,292	1,461		137,531	

