

Property Location

280 ELM ST

Map ID

35/ 11/ 0/ /

Bldg Name

State Use

013

Vision ID

2880

Account #

2930

Bldg #

1

Sec #

1 of 1

Card #

1 of 2

Print Date

12/19/2019 8:52:20 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GRAZIANO JEAN A LE 280 ELM ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	013	71800	71,800		
						RES LAND	013	105300	105,300		
						RESIDNTL.	013	6250	6,250		
		DRAINAGE		VIEW	COMMUNITY	COMMERC.	031	319100	319,100		
		SUPPLEMENTAL DATA				COMM LAND	031	105300	105,300		
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		COMMERC.	031	238950	238,950
GIS ID F_382334_2855717						Total		846,700	846,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GRAZIANO JEAN A LE GRAZIANO S MICHAEL +,		16537	0423	02-12-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		05635	0456	06-20-1984	U	I	95,000		2019	013	70,050	2018	013	64,650	2017	013	58,600
									013	102,100		013	102,100		013	96,900	
									013	6,250		013	6,250		013	6,250	
									031	311,050		031	333,750		031	312,600	
								Total	831500	Total	848800	Total	811200				

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			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					07-12-2019			334	2	MEASURED
208	07-09-2010	12	REROOF	9,500				NVC	06-05-2013			105	15	PERMIT VISIT
272	11-30-1998	4	ADDITION	146,500					04-13-2011			317	3	MEAS+INSPCTD
247	09-01-1992	MN	Manual Note	100,000				GREENHOUSE	04-13-2011			317	2	MEASURED
163	06-01-1992	MN	Manual Note	1,500				DEMOLITION	12-07-2010			317	15	PERMIT VISIT
158	07-01-1990	MN	Manual Note	8,000				EFP REPAIR	11-14-2000			200	15	PERMIT VISIT
107	05-01-1990	MN	Manual Note	250				SIGN	03-14-2000			200	3	MEAS+INSPCTD

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	013	RES/COM	RA				80,063	SF	2.39	1.100	C	LAND	1.00	CA	1.00		0		1.000	2.63	210,600
Total Card Land Units							1.838	AC	Parcel Total Land Area: 1.8380							Total Land Value					210,600

Property Location 280 ELM ST
 Vision ID 2880

Account # 2930

Map ID 35/ 11/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

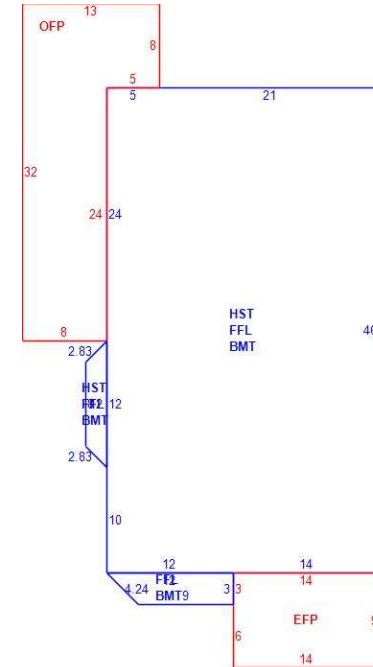
Card # 1 of 2

State Use 013
 Print Date 12/19/2019 8:52:21 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.5		Units		
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			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		76.11
Interior Floor 1	3	HARDWOOD	RCN		205,207
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1920
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens			RCNLD		143,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces			Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
03	GARAGE	OB	Outbuildi	L	690	28.18	1950	60	0.00	AV	A	1.00	11,700
02	SHED/FR			L	176	7.48	1960	60	0.00	AV	A	1.00	800
GEN	GENERATO			B	1	0.00	1988	70	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,248		18.91	23,598
EFB	ENCL PORCH	0	126		28.47	3,587
FFL	1ST FLOOR	1,248	1,248		94.39	117,800
HST	HALF STORY	608	1,216		47.20	57,390
OPF	OPEN PORCH	0	296		9.57	2,832
Ttl Gross Liv / Lease Area		1,856	4,134	2,174		205,207



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
GRAZIANO JEAN A LE 280 ELM ST EAST LONGME MA 01028					1 TYPCL			Description	Code	Appraised	Assessed								
								RESIDNTL.	013	71,800	71,800								
								RES LAND	013	105,300	105,300								
				SUPPLEMENTAL DATA								RESIDNTL.	013	6,250	6,250				
				Alt Prcl ID	Received			COMMERC.	031	319,100	319,100								
				SP Permit	NIA			COMM LAND	031	105,300	105,300								
				Chapter La	Field 8			COMMERC.	031	238,950	238,950								
				OC Dates	Field 9														
				In+Ex FY	Field 10														
				Mailed															
				GIS ID	F_382334_2855717		Assoc Pid#												
								Total	846,700		846,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GRAZIANO JEAN A LE GRAZIANO S MICHAEL +,				16537	0423	02-12-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				05635	0456	06-20-1984	U	I	95,000		2019	013	70,050	2018	013	64,650	2017	013	58,600
												013	102,100		013	102,100		013	96,900
												013	6,250		013	6,250		013	6,250
												031	311,050		031	333,750		031	312,600
										Total	831500		Total	848800		Total	811200		
EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
									APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value										
Total			0.00																
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0001						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	Id	Type	Is	Cd	Purpose/Result					
									07-12-2019	334		1	3	MEAS+INSPCTD					
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value				
2	031	MixComRes	RA	SITE	0 SF	0.00	1.00000	5	1.00	MA	1.000		0	0.00	0				
Total Card Land Units					0.000	AC	Parcel Total Land Area: 1.8380					Total Land Value					210,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	78	STORE			
Model	94	COMMERCIAL			
Grade	B-	GOOD (-)			
Stories	1.50	1 1/2 STORIES			
Occupancy	1.00		MIXED USE		
Exterior Wall 1	26	WOOD	Code	Description	Percentage
Exterior Wall 2	6	STUCCO	031	MixComRes	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			RCN		265,840
Interior Floor 1	12	CONCRETE	Year Built		1987
Interior Floor 2	6	CERAMIC TL	Effective Year Built		2010
Heating Fuel	2	GAS	Depreciation Code		EX
Heating Type	1	FORCED H/A	Remodel Rating		
AC Percent	0		Year Remodeled		
FBM Sqft			Depreciation %		8
Bldg Use	031	MixComRes	Functional Obsol		
Total Rooms	0		External Obsol		
Bedrooms	0		Trend Factor		1
Full Baths	0		Condition		
Half Baths	1		Condition %		
Extra Fixtures	1		Percent Good		92
#Heat Sys	1		Cns Sect Rcld		244,600
Frame	1	WOOD	Dep % Ovr		
Bath Style	A	AVERAGE	Dep Ovr Comment		
Foundation	6	SLAB	Misc Imp Ovr		
Partitions	T	TYPICAL	Misc Imp Ovr Comment		
Wall Height	12.00		Cost to Cure Ovr		
FBM Quality			Cost to Cure Ovr Comment		
Kitchens	0				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
45	GAR,HI	L	3,192	33.35	1985	GD		70	G	1.25	93,100
83	SIGN	L	10	28.75	1990	GD		70	A	1.00	200
25	GRNHSE-G	L	9,120	23.00	1992	AV		55	A	1.00	115,400
77	LITE-SIN	L	3	690.00	1999	GD		70	A	1.00	1,400
86	CONC PAV	L	7,000	2.30	1999	GD		70	E	1.75	19,700
88	FENCE-6	L	250	9.78	1990	GD		70	A	1.00	1,700
81	COOLER	B	64	46.00	2010	AV		92	A	1.00	2,700
77	LITE-SIN	L	5	690.00	1987	FR		40	F	0.90	1,200
GEN	GENERATOR	B		0.00	2019	AV		92	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	895		12.90	11,550
FFL	1ST FLOOR	3,393	3,393		64.52	218,931
HST	HALF STORY	538	1,075		32.29	34,714
UCN	UNFIN CAN	0	194		3.33	645
Ttl Gross Liv / Lease Area		3,931	5,557	4,120		265,840

