

Property Location 295 ELM ST		Map ID 35/ 17/ A/ I		Bldg Name		State Use 101	
Vision ID 2887		Account # 2937		Bldg # 1		Print Date 12/19/2019 8:53:31 A	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
VISCONTI FAITH B 295 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_382777_2855910		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	101400	101,400		
						RES LAND	101	86600	86,600		
						RESIDNTL.	101	11700	11,700		
		DRAINAGE		VIEW	COMMUNITY						
		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				199,700	199,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VISCONTI FAITH B ETHIER ALBERTINA, HEIRS & DEVISEES OF		10580	0356	12-03-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		02312	0209	05-25-1954	U	I	0		2019	101	99,100	2018	101	91,200	2017	101	91,500
									101	84,200		101	84,200		101	82,200	
									101	11,700		101	11,700		101	11,700	
								Total		195000	Total		187100	Total		185400	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 101,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,700 Appraised Land Value (Bldg) 86,600 Special Land Value 0 Total Appraised Parcel Value 199,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 199,700									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MA	

NOTES									
MAHOGANY TRIM + RAILING SUB DIV #739									

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	
100	05-01-2011	4	ADDITION	10,000		0		OFF GARAGE	04-10-2015			317	15	PERMIT VISIT	
									04-14-2011			317	2	MEASURED	
									08-22-2003			274	3	MEAS+INSPCTD	
									06-08-1992			131	1	LEFT NOTICE	
									12-15-1980			500	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	101	ONE FAM	RA				40,000	SF	2.39	1.000	5	LAND	1.00	MA	1.00		0	TRF2	0.9	1.000	2.15	86,000	
1	101	ONE FAM	RA				0.090	AC	7,000.00	1.000	0		1.00	MA	1.00		0			1.000	7,000.00	600	
Total Card Land Units							1.008	AC	Parcel Total Land Area: 1.0083							Total Land Value							86,600

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 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			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	71.41	
Interior Floor 2			RCN	177,861	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1900	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	101,400	
FBM Sqft	560		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	693	28.18	1981	60	0.00	AV	A	1.00	11,700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	700		17.05	11,937
EPF	ENCL PORCH	0	252		25.71	6,480
FFL	1ST FLOOR	1,127	1,127		85.26	96,093
HST	HALF STORY	214	427		42.73	18,247
OPF	OPEN PORCH	0	36		9.47	341
TQS	3/4 STORY	525	700		63.95	44,764
Ttl Gross Liv / Lease Area		1,866	3,242	2,086		177,861

