

State Use 101
Print Date 12/19/2019 8:55:15 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
GAINES THOMAS F LE GAINES RUTH W LE 249 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_382356_2855099												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		96800		96,800																											
												RES LAND		101		78000		78,000																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		400																											
				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		175,200		175,200																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
GAINES THOMAS F LE GAINES THOMAS F SCHOFIELD,HENRY W III MANITSAS,ANASTASIA N MANITSAS,ANASTASIA N LIFE ESTATE				21225 0450		06-20-2016		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				11763 0359		07-20-2001		U		I		127,500				2019		101		94,300		2018		101		87,700		2017		101		88,600													
				11030 0134		12-10-1999		U		I		118,000						101		75,800				101		75,800		101		73,800															
				11030 0132		12-10-1999		U		I		1		1A				101		400				101		400		101		400															
				09953 0033		08-04-1997		U		I		1		1A																															
				Total												170500		Total		163900		Total		162800																					
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		2,500.00																																							
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card) 96,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 78,000 Special Land Value 0 Total Appraised Parcel Value 175,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 175,200																											
Nbhd		Nbhd Name		B		Tracing		Batch																																					
0001						101		MA																																					
NOTES																																													
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																	
213		09-15-1998		12		REROOF		4,535								98 BP NVC		05-14-2018						333		3		MEAS+INSPCTD																	
																		04-14-2004						317		14		INSPECTED																	
																		03-17-2004						250		22		MAILER SENT																	
																		08-21-2003						274		2		MEASURED																	
																		02-11-1999						247		15		PERMIT VISIT																	
																		06-08-1992						131		1		LEFT NOTICE																	
																		12-16-1980						500		1		LEFT NOTICE																	
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								15,000		SF		5.78		1.000		5		LAND		1.00		MA		1.00				0		TRF2		0.9		1.000		5.20		78,000	
														Total Card Land Units 0.344 AC Parcel Total Land Area: 0.3444														Total Land Value 78,000																	

Property Location 249 ELM ST
 Vision ID 2898

Account # 2948

Map ID 35/ 26/ 2/ /

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	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		102.35
Interior Floor 2			RCN		169,887
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1955
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	2		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		96,800
FBM Sqft	1080		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
02	SHED/FR			L	80	7.48	1972	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,080		25.45	27,487	
FFL	1ST FLOOR	1,080	1,080		127.26	137,437	
OFP	OPEN PORCH	0	105		13.33	1,400	
WDK	WOOD DECK	0	201		17.73	3,563	
Ttl Gross Liv / Lease Area		1,080	2,466	1,335		169,887	

