

Property Location 245 ELM ST

Vision ID 2899

Account # 2949

Map ID 35/ 27/ 3/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/19/2019 8:55:25 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
NYSTROM CAROL E 245 ELM ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDENTL.	101	108900	108,900														
						RES LAND	101	78000	78,000														
		DRAINAGE		VIEW	COMMUNITY																		
		SUPPLEMENTAL DATA				Total		186,900	186,900														
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
GIS ID F_382315_2855007																							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
NYSTROM CAROL E FITZGERALD FRANK P TRUSTE NYSTROM ARTHUR F HEIRS +		08988	0297	11-08-1994	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed									
		08941	0409	09-14-1994	U	I	1	1A	2019	101	105,900	2018	101	98,000									
		04835	0054	09-21-1979	U	I	0			101	75,800		101	73,800									
								Total		181700	Total		173800	Total 172200									
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value														
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
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									
									05-14-2018			333	2	MEASURED									
									04-07-2004			317	14	INSPECTED									
									03-17-2004			250	22	MAILER SENT									
									08-21-2003			274	2	MEASURED									
									12-16-1980			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				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

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	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	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	91.11	
Interior Floor 1	3	HARDWOOD	RCN	191,087	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1955	
Heat Type	3	FORCED H/W	Effective Year Built	1975	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	108,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	540		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,080		21.18	22,880	
EFB	ENCL PORCH	0	70		31.78	2,224	
FFL	1ST FLOOR	1,080	1,080		105.92	114,398	
GAR	GARAGE	0	336		42.24	14,194	
OPF	OPEN PORCH	0	144		10.30	1,483	
PAT	PATIO	0	306		5.19	1,589	
UHS	UNFIN HALF STORY	0	1,080		31.78	34,319	
Ttl Gross Liv / Lease Area		1,080	4,096	1,804		191,087	

