

Property Location 43 ELM ST

Vision ID 1727

Account # 1763

Map ID 26/ 115/ 7/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11-03-2020 12:50:12

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ROATH VICTORIA E 43 ELM ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	96400	96,400												
						RES LAND	101	75700	75,700												
						RESIDNTL.	101	200	200												
		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#															
GIS ID F_381500_2851156						Total				172,300	172,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ROATH VICTORIA E ROATH JOHN F JR, COOL JAMES P BARBIERI MICHAEL T		16744	0540	06-11-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		09531	0551	06-24-1996	U	I	95,000		2020	101	91,300	2019	101	88,700	2018	101	82,000				
		07691	0307	05-01-1991	U	I	115,000			101	75,700		101	73,600		101	73,600				
		05489	0013	08-25-1983	U	I	55,000			101	200		101	200		101	200				
		Total						Total		167200	Total		162500	Total		155800					
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			2,000.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
326	11-01-1992	MN	Manual Note	262				SHED	01-16-2015			317	2	MEASURED							
									10-23-2003			274	3	MEAS+INSPCTD							
									07-29-1992			131	14	INSPECTED							
									04-07-1992			131	1	LEFT NOTICE							
									01-17-1992			107	22	MAILER SENT							
									02-05-1981			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	RC				8,540 SF	9.86	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	8.87	75,700
Total Card Land Units							0.196	AC	Parcel Total Land Area: 0.1961							Total Land Value					75,700

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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	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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		107.17
Interior Floor 1	3	HARDWOOD	RCN		169,038
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
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	1		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		96,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
02	SHED/FR			L	64	7.48	1992	50	0.00	FR	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	660		24.39	16,099	
FFL	1ST FLOOR	660	660		121.96	80,494	
GAR	GARAGE	0	204		49.02	10,001	
OSP	SCRN PORCH	0	112		18.51	2,073	
TQS	3/4 STORY	495	660		91.47	60,371	
Ttl Gross Liv / Lease Area		1,155	2,296	1,386		169,038	

