Property Location 56-58 ELM ST | Map ID 26/ 136/ 0/ / | Bldg Name | State Use 104
Vision ID 1750 | Account # 1786 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-03-2020 12:53:41

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
SANTANELLO ROBERT N				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
23 LOMBARD AVE	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028	SUPPLEMENTAL DATA			
	Alt Prcl ID		Received	
	SP Permit		NIA	
	Chapter Land		Field 8	
	OC Dates		Field 9	
	In+Ex FY		Field 10	
GIS ID F_381414_2851433	Mailed		Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	104	108600	108,600
RES LAND	104	76200	76,200
RESIDNTL.	104	7500	7,500
		Total	192,300	192,300

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SANTANELLO ROBERT N	04980	0221	08-18-1980	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	104	103,600	2019	104	100,600	2018	104	85,600
	104	76,200		104	74,000		104	74,000
	104	7,500		104	7,500		104	7,500
	Total	187300		Total	182100		Total	167100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			104	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	108,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,500
Appraised Land Value (Bldg)	76,200
Special Land Value	0
Total Appraised Parcel Value	192,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	192,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
141	05-05-2008	9	ALTERATION	600		0		ACCESS DOOR FO
220	09-01-1989	MN	Manual Note	200				ADDN

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-14-2018			333	2	MEASURED
12-19-2008			317	15	PERMIT VISIT
05-17-2004			319	14	INSPECTED
03-22-2004			250	22	MAILER SENT
10-14-2003			274	2	MEASURED
07-23-1992			131	14	INSPECTED
04-07-1992			131	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	104	TWO FAM	RC				9,800	SF	8.64	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	7.78	76,200
						Total Card Land Units	0.225	AC	Parcel Total Land Area:	0.2250												Total Land Value	76,200

Property Location	56-58 ELM ST	Map ID	26/ 136/ 0/ /	Bldg Name		State Use	104
Vision ID	1750	Account #	1786	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	11-03-2020 12:53:42

CONSTRUCTION DETAIL

Element	Cd	Description
Style	12	MULTI-CONV
Model	03	MULTI-FAMILY
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	3	MASONRY
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	01	NONE
Bedrooms	4	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	10	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	2	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	0	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

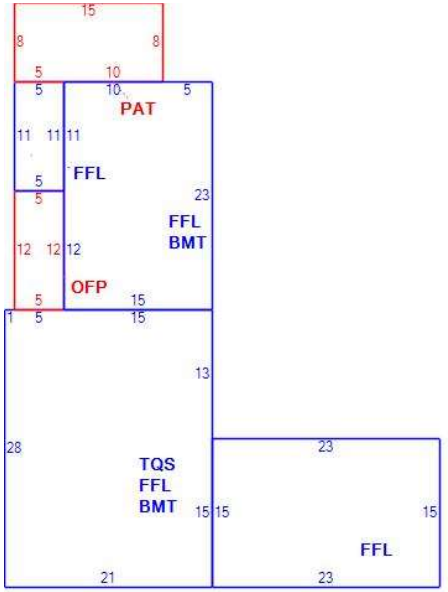
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	2.00	
Units	2	

MIXED USE

Code	Description	Percentage
104	TWO FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	90.15
RCN	208,866
Net Other Adj	
Year Built	1880
Effective Year Built	1970
Depreciation Code	FA
Remodel Rating	
Year Remodeled	
Depreciation %	48
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	52
RCNLD	108,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	400	28.18	1940	60	0.00	AV	A	1.00	6,800
02	SHED/FR			L	128	7.48	1960	60	0.00	AV	G	1.25	700

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	933		21.22	19,796
FFL	1ST FLOOR	1,333	1,333		105.86	141,114
OFP	OPEN PORCH	0	60		10.59	635
PAT	PATIO	0	120		5.29	635
TQS	3/4 STORY	441	588		79.40	46,685
	Ttl Gross Liv / Lease Area	1,774	3,034	1,973		208,866