

Property Location 280 ELM ST
 Vision ID 2880

Account # 2930

Map ID 35/ 11/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

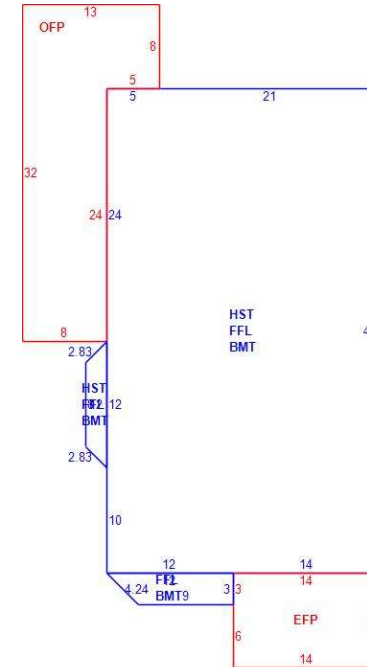
Card # 1 of 2

State Use 013
 Print Date 11-03-2020 3:41:01 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.5		Units		
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	5	ASBESTOS	Code	Description	Percentage
Exterior Wall 2			013	RES/COM	50
Roof Structure	1	GABLE	031	MixComRes	50
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		80.81
Interior Floor 1	3	HARDWOOD	RCN		216,344
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1920
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens			RCNLD		151,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces			Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			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
03	GARAGE	OB	Outbuildi	L	690	28.18	1950	60	0.00	AV	A	1.00	11,700
02	SHED/FR			L	176	7.48	1960	60	0.00	AV	A	1.00	800
GEN	GENERATO			B	1	0.00	1988	70	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		19.93	24,879	
EFB	ENCL PORCH	0	126		30.01	3,782	
FFL	1ST FLOOR	1,248	1,248		99.51	124,194	
HST	HALF STORY	608	1,216		49.76	60,505	
OPF	OPEN PORCH	0	296		10.09	2,985	
Ttl Gross Liv / Lease Area		1,856	4,134	2,174		216,344	



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Print Date 11-03-2020 3:41:03 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION							
GRAZIANO JEAN A LE 280 ELM ST EAST LONGMEADOW MA 01028			1 TYPCL			Description	Code	Appraised	Assessed								
						RESIDNTL.	013	75,700	75,700								
						RES LAND	013	105,300	105,300								
		SUPPLEMENTAL DATA				RESIDNTL.	013	6,250	6,250								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_382334_2855717				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		COMMERC.	031	323,000	323,000								
						COMM LAND	031	105,300	105,300								
						COMMERC.	031	238,950	238,950								
						Total		854,500	854,500								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GRAZIANO JEAN A LE GRAZIANO S MICHAEL +,		16537	0423	02-12-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
		05635	0456	06-20-1984	U	I	95,000		2020	013	71,800	2019	013	70,050			
										013	105,300		013	102,100			
										013	6,250		013	6,250			
										031	319,100		031	333,750			
								Total		846700	Total		831500	Total	848800		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount									Comm Int	
		Total	0.00														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 396,000 Appraised Xf (B) Value (Bldg) 2,700 Appraised Ob (B) Value (Bldg) 245,200 Appraised Land Value (Bldg) 210,600 Special Land Value 0 Total Appraised Parcel Value 854,500 Valuation Method C Total Appraised Parcel Value 854,500									
Nbhd		Nbhd Name		B		Tracing										Batch	
0001						031										MA	
NOTES																	
GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED																	
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
									07-12-2019	334		1	3	MEAS+INSPECTD			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
2	031	MixComRes	RA	SITE	0 SF	0	1.00000	5	1.00	MA	1.000		0	0	0		
Total Card Land Units					0.000	AC	Parcel Total Land Area: 1.8380					Total Land Value 210,600					

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Print Date 11-03-2020 3:41:04 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	78	STORE			
Model	94	COMMERCIAL			
Grade	B-	GOOD (-)			
Stories	1.50	1 1/2 STORIES			
Occupancy	1.00				
Exterior Wall 1	26	WOOD			
Exterior Wall 2	6	STUCCO			
Roof Structure	1	GABLE			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	12	CONCRETE			
Interior Floor 2	6	CERAMIC TL			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	0				
FBM Sqft					
Bldg Use	031	MixComRes			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	1				
Extra Fixtures	1				
#Heat Sys	1				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
031	MixComRes	100
		0
		0

COST / MARKET VALUATION		
RCN		265,840
Year Built		1987
Effective Year Built		2010
Depreciation Code		EX
Remodel Rating		
Year Remodeled		
Depreciation %		8
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		92
Cns Sect Rcnd		244,600
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	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
45	GAR,HI	L	3,192	33.35	1985	GD	70	G	1.25	93,100
83	SIGN	L	10	28.75	1990	GD	70	A	1.00	200
25	GRNHSE-G	L	9,120	23.00	1992	AV	55	A	1.00	115,400
77	LITE-SIN	L	3	690.00	1999	GD	70	A	1.00	1,400
86	CONC PAV	L	7,000	2.30	1999	GD	70	E	1.75	19,700
88	FENCE-6	L	250	9.78	1990	GD	70	A	1.00	1,700
81	COOLER	B	64	46.00	2010	AV	92	A	1.00	2,700
77	LITE-SIN	L	5	690.00	1987	FR	40	F	0.90	1,200
GEN	GENERATOR	B		0.00	2019	AV	92	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	895		12.90	11,550	
FFL	1ST FLOOR	3,393	3,393		64.52	218,931	
HST	HALF STORY	538	1,075		32.29	34,714	
UCN	UNFIN CAN	0	194		3.33	645	
Ttl Gross Liv / Lease Area		3,931	5,557	4,120		265,840	

