

State Use 101
Print Date 11-03-2020 3:43:36 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
MANZI LAURA B MALONI PRUDENCE L 255 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_382415_2855207 Mailed												Description	Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	138100		138,100															
				DRAINAGE				VIEW		COMMUNITY		RES LAND	101	80100		80,100															
												RESIDNTL.	101	500		500															
				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		218,700		218,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
MANZI LAURA B FEDERAL NATIONAL MORTGAGE ASSOCIA POTTER CATHERINE W FELDMAN,RICHARD E & HOGAN FRANCES L,				21075	0445	02-26-2016	U	I	162,500		1S		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				20560	0024	01-08-2015	U	I	145,152		1L		2020	101	130,800	2019	101	127,200	2018	101	117,300										
				13425	0317	07-15-2003	U	I	169,000					101	80,100		101	77,600		101	77,600										
				10806	0357	06-15-1999	U	I	121,950					101	500		101	500		101	500										
				08677	0458	12-17-1993	U	I	1		1A		Total		211400		Total		205300		Total		195400								
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					0.00																										
ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name			B			Tracing			Batch			Appraised BLDG. Value (Card) 138,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 80,100 Special Land Value 0 Total Appraised Parcel Value 218,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 218,700																	
0001								101			MA																				
NOTES																															
																		APPRAISED VALUE SUMMARY													
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								
201802925	10-03-2018	12	REROOF		3,520	06-06-2019	100	06-06-2019										06-06-2019			400	15	PERMIT VISIT								
																												333	2	MEASURED	
																												317	14	INSPECTED	
																												250	22	MAILER SENT	
																												274	2	MEASURED	
																												105	3	MEAS+INSPCTD	
																												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				21,247	SF	4.19	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.77	80,100								
Total Card Land Units							0.488	AC	Parcel Total Land Area: 0.4878							Total Land Value										80,100					

Property Location 255 ELM ST
Vision ID 2897

Account # 2947

Map ID 35/ 25/ 1/ /

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	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	4	VINYL	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		102.13	
Interior Floor 1	3	HARDWOOD	RCN		197,315	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1952	
Heat Type	5	STEAM	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	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		138,100	
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	154	7.48	1940	50	0.00	FR	F	0.90	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	858		23.31	19,999	
FFL	1ST FLOOR	858	858		116.27	99,762	
TQS	3/4 STORY	644	858		87.27	74,880	
WDK	WOOD DECK	0	162		16.51	2,674	
Ttl Gross Liv / Lease Area		1,502	2,736	1,697		197,315	

