Property Location 227 PINEHURST DR | Map ID 80/ 1/ 227/ / | Bldg Name | State Use 102
Vision ID 6284 | Account # 6371 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-04-2020 11:33:54

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
MOHAJERY MAHMOOD M + BARBAR				
227 PINEHURST DR				
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit		NIA	
Chapter La		Field 8	
OC Dates		Field 9	
In+Ex FY		Field 10	
Mailed			
GIS ID	F_392090_2841032	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL.	102	309,900	309,900
	Total	309,900	309,900

1006

EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MOHAJERY MAHMOOD M + BARBARA ANN	20878	0113	09-21-2015	Q	I	345,000	00
FERRANTE CHARLES J JR	10971	0096	10-21-1999	U	I	221,900	
ELMS RESIDENTIAL,CONDOMINIUM TRUST	10338	0117	06-24-1998	U	I	1	1B
ROUTE 83 DEVELOPMENT	0000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2020	102	300,400	2019	102	306,900	2018	102	310,200
	Total	300400		Total	306900		Total	310200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	309,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	309,900
Valuation Method	C
Total Appraised Parcel Value	309,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			102	EL

NOTES

BUILDING 15

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
86	05-21-1999	2	DWELLING	125,000		0		

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
10-05-2010	311			14	INSPECTED
02-09-2006	311			1	LEFT NOTICE
04-25-2000	247			14	INSPECTED
03-28-2000	250			22	MAILER SENT
03-06-2000	105			15	PERMIT VISIT

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	102	CONDO	PUR	SITE	0	SF	0	1.00000		1.00	EL	1.000			0.0000	0	0
				Total Card Land Units	0	SF	Parcel Total Land Area			0.0000					Total Land Value		0

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Vision ID 6284 | Account # 6371 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-04-2020 11:33:54

CONSTRUCTION DETAIL

Element	Cd	Description
Style	08	CONDO-TNHS
Model	05	RES CONDO
Grade	C+	AVG. (+)
Stories	2.00	2 Story
Foundation	1	CONCRETE
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	5	
Bath Style	G	GOOD
Num Kitchens	1	
Kitchen Style	G	GOOD
FBM Sqft	754	
FBM Quality	3	FLA AVE
Fireplaces		
WS Flues		
Central Vac		
Frame	1	WOOD
Bsmt Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1	
Occupancy	1	
Int Vs Ext		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

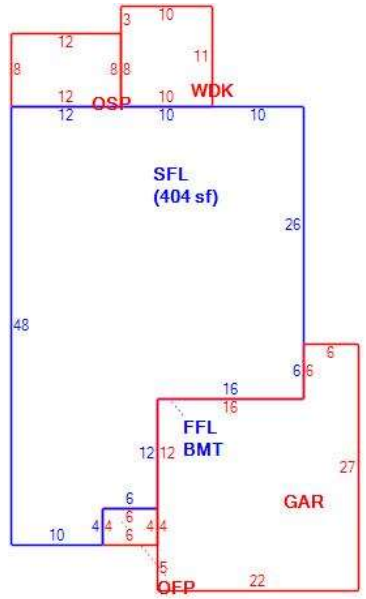
CONDO DATA

Parcel Id	6769	C	0020	Owne	
	THE ELMS	B	1	S	1

Adjust Type	Code	Description	Factor%
Unit Type C			
Unit Locatio	E	END UNIT	

COST / MARKET VALUATION

Adj Base Rate	130.95
Building Value New	344,330
Year Built	1999
Effective Year Built	2008
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnld	309,900
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	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,256		32.14	40,368
FFL	1ST FLOOR	1,256	1,256		160.83	201,998
GAR	GARAGE	0	498		64.27	32,005
OFP	OPEN PORCH	0	24		13.40	322
OSP	SCRN PORCH	0	96		23.45	2,252
SFL	2ND FLOOR	404	404		160.83	64,974
WDK	WOOD DECK	0	110		21.93	2,412
	Ttl Gross Liv / Lease Area	1,660	3,644	2,141		344,331