

Property Location 348 PINEHURST DR
 Vision ID 6400 Account # 6498

Map ID 80/ 1/ 348/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 102
 Print Date 11-04-2020 11:50:52

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT													
MACCARINI ROBERT C TR 348 PINEHURST DR EAST LONGMEADOW MA 01028						Description	Code	Assessed	Assessed	1006 EAST LONGMEADOW, MA VISION									
						RESIDNTL.	102	345,900	345,900										
		SUPPLEMENTAL DATA																	
		Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_392090_2841032		Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
						Total		345,900	345,900										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
MACCARINI ROBERT C TR		21130	0064	04-07-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
MACCARINI ROBERT C		11788	0333	07-31-2001	U	I	300,000		2020	102	334,900	2019	102	342,300	2018	102	346,000		
ELMS RESIDENTIAL, CONDOMINIUM TRUST		10338	0117	06-24-1998	U	I	1	1B											
ROUTE 83 DEVELOPMENT		0000	0000		U		0		Total		334900	Total		342300	Total		346000		
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											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					345,900				
0001						102		EL		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					345,900				
										Valuation Method					C				
										Total Appraised Parcel Value					345,900				
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					
201200326	02-01-2012	GEN	GENERATOR	4,000				CONDO	07-06-2012	317			15	PERMIT VISIT					
28	02-07-2001	2	DWELLING	175,000					02-16-2006	311			1	LEFT NOTICE					
									03-15-2002	105			14	INSPECTED					
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		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description			Element		Cd	Description			
Style	08		CONDO-TNHS									
Model	05		RES CONDO									
Grade	C+		AVG. (+)									
Stories	1.50		1 1/2 Stories									
Foundation	1		CONCRETE			CONDO DATA						
Interior Wall 1	1		DRYWALL			Parcel Id	6769	C	0020	Owne		
Interior Wall 2							THE ELMS		B	1	S	1
Interior Floor 1	4		CARPET			Adjust Type	Code	Description		Factor%		
Interior Floor 2	3		HARDWOOD			Unit Type C						
Heat Fuel	2		GAS			Unit Locatio	D	DETACHED				
Heat Type	1		FORCED H/A			COST / MARKET VALUATION						
AC Type	03		FULL			Adj Base Rate				121.48		
Bedrooms	2					Building Value New				380,118		
Full Baths	2											
Half Baths	1											
Extra Fixtures	2					Year Built				2001		
Total Rooms	4					Effective Year Built				2009		
Bath Style	G		GOOD			Depreciation Code				GD		
Num Kitchens	1					Remodel Rating						
Kitchen Style	G		GOOD			Year Remodeled						
FBM Sqft	248					Depreciation %				9		
FBM Quality	3		FLA AVE			Functional Obsol						
Fireplaces	1					External Obsol						
WS Flues						Trend Factor				1		
Central Vac						Condition						
Frame	1		WOOD			Condition %						
Bsmt Floor	12		CONCRETE			Percent Good				91		
Bsmt Garage						Cns Sect Rcndld				345,900		
#Heat Sys	1					Dep % Ovr						
Occupancy	2					Dep Ovr Comment						
Int Vs Ext	S					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		
GEN	GENERATOR	B	0	0.00	2010	AV	91	A	1.00	0		

