

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
GRAZIANO JEAN A LE 280 ELM ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		013	78850		78,850															
												RES LAND		013	113700		113,700															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		013	6250		6,250															
												COMMERC.		031	326150		326,150															
GIS ID F_382334_2855717				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		877,600		877,600																
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 05635		0423 0456		02-12-2007 06-20-1984		U U		I I		1 95,000		1A		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
																		2021		013	75,700		2020		013	71,800		2019		013	70,050	
																				013	105,300				013	105,300				013	102,100	
																				013	6,250				013	6,250				013	6,250	
																				031	323,000				031	319,100				031	311,050	
		031	105,300				031	105,300				031	102,100																			
		Total	854,500				Total	846,700				Total	831,500																			
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																						
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		Type		Is		Id		Cd		Purpose/Result				
201203449		11-15-2012		GEN		GENERATOR		5,000								NVC		07-12-2019						334		2		MEASURED				
208		07-09-2010		12		REROOF		9,500										06-05-2013						105		15		PERMIT VISIT				
272		11-30-1998		4		ADDITION		146,500										04-13-2011						317		3		MEAS+INSPCTD				
247		09-01-1992		MN		Manual Note		100,000								GREENHOUSE		04-13-2011						317		2		MEASURED				
163		06-01-1992		MN		Manual Note		1,500								DEMOLITION		12-07-2010						317		15		PERMIT VISIT				
158		07-01-1990		MN		Manual Note		8,000								EFP REPAIR		11-14-2000						200		15		PERMIT VISIT				
107		05-01-1990		MN		Manual Note		250								SIGN		03-14-2000						200		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	013	RES/COM		RA				80,063	SF	2.58	1.100	C	LAND	1.00	CA	1.00				0			1.000	2.84	227,400							
Total Card Land Units								1.84	AC	Parcel Total Land Area:				1.84	Total Land Value										227,400							

Property Location 280 ELM ST
Vision ID 2880

Account # 2930

Map ID 35/ 11/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

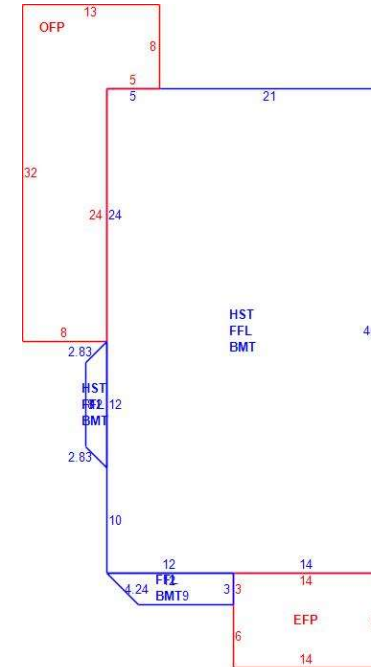
Card # 1 of 2

State Use 013
Print Date 11/3/2021 7:15:44 PM

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		84.57
Interior Floor 1	3	HARDWOOD	RCN		225,254
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		157,700
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		20.76	25,903	
EFB	ENCL PORCH	0	126		31.25	3,937	
FFL	1ST FLOOR	1,248	1,248		103.61	129,309	
HST	HALF STORY	608	1,216		51.81	62,997	
OPF	OPEN PORCH	0	296		10.50	3,108	
Ttl Gross Liv / Lease Area		1,856	4,134	2,174		225,254	



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	78,850	78,850								
						RES LAND	013	113,700	113,700								
		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	326,150	326,150								
						COMM LAND	031	113,700	113,700								
						COMMERC.	031	238,950	238,950								
						Total		877,600	877,600								
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	Year	Code	Assessed
		05635	0456	06-20-1984	U	I	95,000		2021	013	75,700	2020	013	71,800	2019	013	70,050
									013	105,300		013	105,300		013	102,100	
									013	6,250		013	6,250		013	6,250	
									031	323,000		031	319,100		031	311,050	
						Total		854,500	Total	846,700	Total	831,500					
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 Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value					
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+INSPCTD
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					0.00	AC	Parcel Total Land Area: 1.84					Total Land Value					227,400

Property Location 280 ELM ST
Vision ID 2880

Account # 2930

Map ID 35/ 11/ 0/ /

Bldg # 2

Bldg Name
Sec # 1 of 1

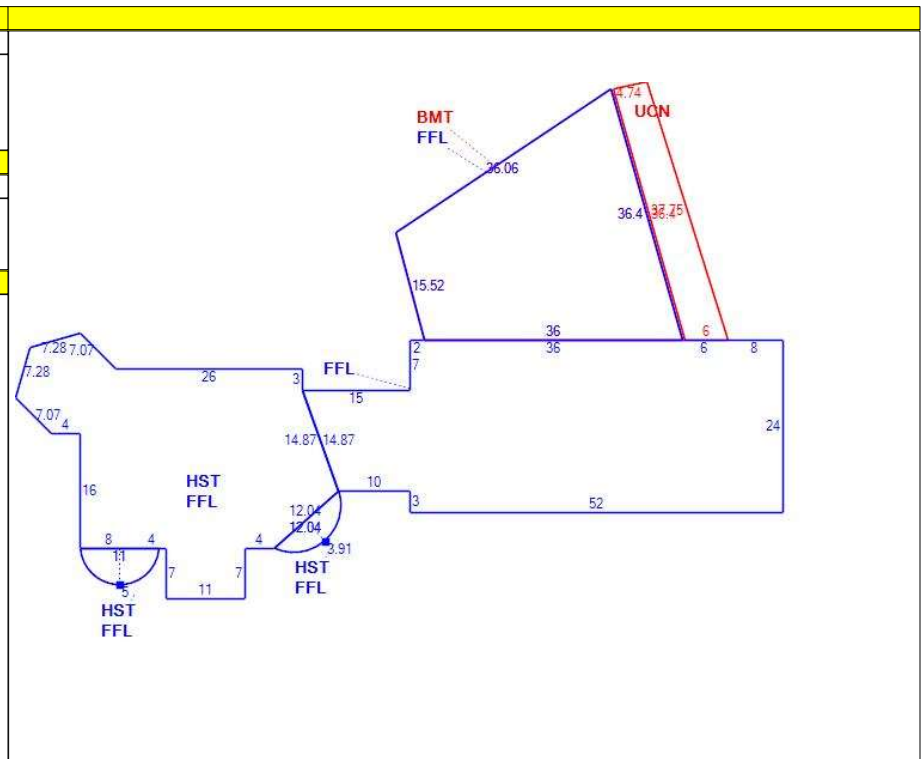
Card # 2 of 2

State Use 013
Print Date 11/3/2021 7:15:53 PM

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											
Overhead Door											
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	

