

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										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	144200						144,200								
										RES LAND		101	86500		86,500														
				DRAINAGE				VIEW		COMMUNITY		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		231,200		231,200													
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		2021	101	138,100	2020	101	130,800	2019	101	127,200						
				13425	0317	07-15-2003	U	I			169,000					101	80,100		101	80,100		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		218,700	Total		211,400	Total		205,300						
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																					
0001						101		MA																					
NOTES																													
												Appraised BLDG. Value (Card)										144,200							
												Appraised Xf (B) Value (Bldg)										0							
												Appraised Ob (B) Value (Bldg)										500							
												Appraised Land Value (Bldg)										86,500							
												Special Land Value										0							
Total Appraised Parcel Value										231,200																			
Valuation Method										C																			
Adjustment																													
Net Total Appraised Parcel Value										231,200																			
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	
																		05-14-2018						333		2		MEASURED	
																		04-08-2004						317		14		INSPECTED	
																		03-17-2004						250		22		MAILER SENT	
																		08-21-2003						274		2		MEASURED	
																		02-12-1992						105		3		MEAS+INSPCTD	
																		12-16-1980						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	4.52		1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	4.07		86,500	
Total Card Land Units								0.49	AC	Parcel Total Land Area: 0.49								Total Land Value										86,500	

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

State Use 101
Print Date 11/3/2021 7:18:25 PM

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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	107.23	
Interior Floor 2			RCN	205,969	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	144,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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		24.33	20,876	
FFL	1ST FLOOR	858	858		121.37	104,138	
TQS	3/4 STORY	644	858		91.10	78,164	
WDK	WOOD DECK	0	162		17.23	2,792	
Ttl Gross Liv / Lease Area		1,502	2,736	1,697		205,969	

