

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																
ROMAN ANICIA N MARSHALL 159 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_382075_2853399												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	165500		165,500																											
												RES LAND		101	92100		92,100																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		800																											
				SUPPLEMENTAL DATA										Total		258,400		258,400																										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																												
ROMAN ANICIA N MARSHALL RC BUILDERS LLC BRAHMAN HOLDINGS LLC KIRK THOMAS E RUSSELL,KEVIN P				24440		0347		03-09-2022		Q		I		275,000		00		Year		Code		Assessed		Year		Code		Assessed																
				23732		0573		02-26-2021		U		I		163,000		1		2022		101		134,400		2021		101		128,600																
				22880		0040		09-30-2019		U		I		131,000		1L				101		83,800				101		77,700																
				16782		0544		06-29-2007		U		I		188,000						101		800				101		800																
				14002		0380		03-08-2004		U		I		100		1F												101		1,400														
														Total		219,000		Total		207,100		Total		Total		182,500																		
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				Tracing				Batch																																
0001								101				MA																																
NOTES																																												
																		APPRAISED VALUE SUMMARY																										
																		Appraised BLDG. Value (Card)										165,500																
																		Appraised Xf (B) Value (Bldg)										0																
																		Appraised Ob (B) Value (Bldg)										800																
																		Appraised Land Value (Bldg)										92,100																
																		Special Land Value										0																
																		Total Appraised Parcel Value										258,400																
																		Valuation Method										C																
																		Adjustment																										
																		Net Total Appraised Parcel Value										258,400																
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																
227		08-03-2011		25		WINDOWS		700								REPLACE TWO WI		07-17-2019						334		9		UNOCCUPIED																
177		06-22-2011		12		REROOF		2,930								REPAIRS TO FRON		02-03-2012						317		15		PERMIT VISIT																
160		06-07-2011		5		DEMOLITION		1,500				0				SHED		02-03-2012						317		15		PERMIT VISIT																
124		05-14-2002		11		POOL		4,000										03-24-2004						250		22		MAILER SENT																
																		10-30-2003						274		2		MEASURED																
																		01-16-2003						274		15		PERMIT VISIT																
																		08-14-1992						131		2		MEASURED																
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				13,876	SF	7.38	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	6.64	92,100																		
																		Total Card Land Units										0.32	AC	Parcel Total Land Area: 0.32				Total Land Value										92,100

Property Location 159 ELM ST
 Vision ID 1490

Account # 1525

Map ID 25/ 107/ 3 /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 2:44:16 P

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	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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	123.33	
Interior Floor 1	3	HARDWOOD	RCN	214,941	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1939	
Heat Type	5	STEAM	Effective Year Built	1998	
AC Type	01	NONE	Depreciation Code	GV	
Bedrooms	4		Remodel Rating	03	
Full Baths	1		Year Remodeled	2020	
Half Baths	0		Depreciation %	23	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	77	
Extra Kitchens	0		RCNLD	165,500	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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	168	7.48	2015	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	840		27.00	22,682
FFL	1ST FLOOR	840	840		135.01	113,411
GAR	GARAGE	0	216		53.76	11,611
HST	HALF STORY	420	840		67.51	56,706
OPF	OPEN PORCH	0	24		11.25	270
STG	STORAGE	0	25		54.01	1,350
WDK	WOOD DECK	0	330		27.00	8,911
Ttl Gross Liv / Lease Area		1,260	3,115			214,941

