

State Use 101
Print Date 12/12/2022 3:39:40 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
GERMANENKO MICHAEL 105 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_382072_2852269												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		107500		107,500																	
												RES LAND		101		105100		105,100																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		16300		16,300																	
				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		228,900		228,900																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
GERMANENKO MICHAEL NADEAU CHRISTOPHER M NADEAU CHRISTOPHER M GRUDGEN,JOAN E				22263		0055		07-13-2018		Q		I		206,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				20199		0449		02-24-2014		U		I		100		1A		2022		101		95,600		2021		101		91,600		2020		101		86,600	
				17833		0502		06-10-2009		U		I		165,000						101		95,500				101		88,700		101		88,700			
				02560		0201		08-07-1957		U		I		0						101		16,300				101		16,300		101		16,300			
				Total		0.00												Total		207,400		Total		196,600		Total		191,600							
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																		Appraised BLDG. Value (Card) 107,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,300 Appraised Land Value (Bldg) 105,100 Special Land Value 0 Total Appraised Parcel Value 228,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 228,900																	
Nbhd		Nbhd Name				Tracing		Batch																											
0001						101		MA																											
NOTES																																			
SUB DIV #753																																			
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							
201400553		03-18-2014		3		GARAGE		41,400		06-13-2014		100		06-13-2014		24X28 DETACHED		04-10-2015						317		15		PERMIT VISIT							
298`		10-25-2000		8		RENOVATION		10,000								REPAIR DUE TO FI		06-13-2014						317		15		PERMIT VISIT							
																		02-10-2010						317		16		FIELDREV CHG							
																		10-24-2003						274		3		MEAS+INSPCTD							
																		01-22-2001						247		15		PERMIT VISIT							
																		02-04-1992						131		3		MEAS+INSPCTD							
																		01-17-1992						107		22		MAILER SENT							
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				40,000	SF	2.84	1.000	5	LAND	1.00	MA	1.00																			
1	101	ONE FAM		RA				0.390	AC	7,000.00	1.000	0		1.00	MA	1.00				0	TRF2	0.9	1.000	2.56	102,400										
																				0		1.000	7,000	2,700											
Total Card Land Units								1.31		AC	Parcel Total Land Area: 1.31								Total Land Value								105,100								

Property Location 105 ELM ST
 Vision ID 1865

Account # 1901

Map ID 26/ 78/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	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	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	103.84	
Interior Floor 2	3	HARDWOOD	RCN	170,710	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1830	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	107,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
01	SHED/MTL			L	90	5.18	1970	50	0.00	FR	A	1.00	200
22	WOOD DK			L	198	9.20	1985	60	0.00	AV	A	1.00	1,100
04	GARAGE/L			L	672	30.48	2014	70	0.00	GD	A	1.00	14,300
40	LEAN-TO			L	168	5.75	2014	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	656		23.33	15,307	
FFL	1ST FLOOR	984	984		116.84	114,975	
OFF	OPEN PORCH	0	220		11.68	2,571	
TQS	3/4 STORY	324	432		87.63	37,858	
Ttl Gross Liv / Lease Area		1,308	2,292			170,710	

