

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
GRAZIANO JEAN A LE 280 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_382334_2855717												Description		Code	Appraised		Assessed												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		013	88000		88,000												
												RES LAND		013	124900		124,900												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		013	6250		6,250												
												COMMERC.		031	348400		348,400												
												COMM LAND		031	124900		124,900												
												COMMERC.		031	238950		238,950												
														Total		931,400		931,400											
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
																		2022		013	78,850	2021		013	75,700	2020		013	71,800
																				013	113,700			013	105,300			013	105,300
																				013	6,250			013	6,250			013	6,250
																				031	326,150			031	323,000			031	319,100
														Total		877,600		Total		854,500		Total		846,700					
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			APPRAISED VALUE SUMMARY																		
0001					031			MA																					
NOTES																													
GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED																													
Adjustment																													
Net Total Appraised Parcel Value												931,400																	
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														
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	2.84	1.100	C	LAND	1.00	CA	1.00			0		1.000	3.12	249,800								
Total Card Land Units																1.84	AC	Parcel Total Land Area: 1.84			Total Land Value						249,800		

Property Location 280 ELM ST
Vision ID 2880

Account # 2930

Map ID 35/ 11/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

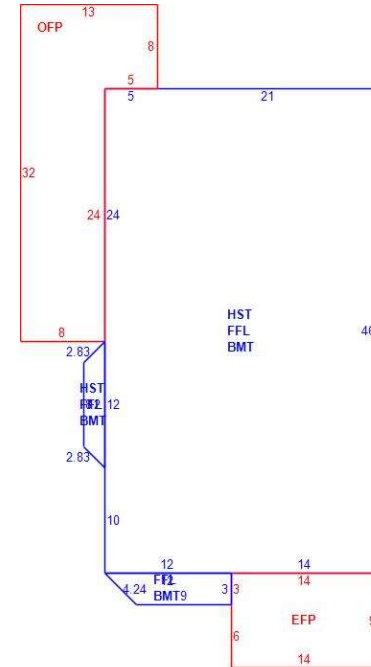
Card # 1 of 2

State Use 013
Print Date 12/12/2022 6:03:38 P

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	1.50	1 1/2 STORIES	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		94.55
Interior Floor 1	3	HARDWOOD	RCN		251,480
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1920
Heat Type	3	FORCED H/W	Effective Year Built		1991
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		176,000
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		22.91	28,590	
EFB	ENCL PORCH	0	126		57.18	7,205	
FFL	1ST FLOOR	1,248	1,248		114.36	142,723	
HST	HALF STORY	608	1,216		57.18	69,532	
OFF	OPEN PORCH	0	296		11.59	3,431	
Ttl Gross Liv / Lease Area		1,856	4,134			251,480	



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	88,000	88,000									
										RES LAND	013	124,900	124,900									
		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	348,400	348,400									
										COMM LAND	031	124,900	124,900									
										COMMERC.	031	238,950	238,950									
										Total		931,400	931,400									
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		U I		1 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								06-20-1984		U I		95,000		2022	013	78,850	2021	013	75,700	2020	013	71,800
													013	113,700		013	105,300		013	105,300		
													013	6,250		013	6,250		013	6,250		
													031	326,150		031	323,000		031	319,100		
										Total		877,600	Total	854,500	Total	846,700						
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										APPRAISED VALUE SUMMARY								
Nbhd				Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)								257,700		
0001								031		MA		Appraised Xf (B) Value (Bldg)								2,700		
NOTES GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED												Appraised Ob (B) Value (Bldg)								245,200		
												Appraised Land Value (Bldg)								249,800		
												Special Land Value								0		
												Total Appraised Parcel Value								931,400		
												Valuation Method								C		
												Total Appraised Parcel Value								931,400		
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+INSPECTD					
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	0.00	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					249,800					

Property Location 280 ELM ST
Vision ID 2880

Account # 2930

Map ID 35/ 11/ 0/ /

Bldg # 2

Bldg Name
Sec # 1 of 1

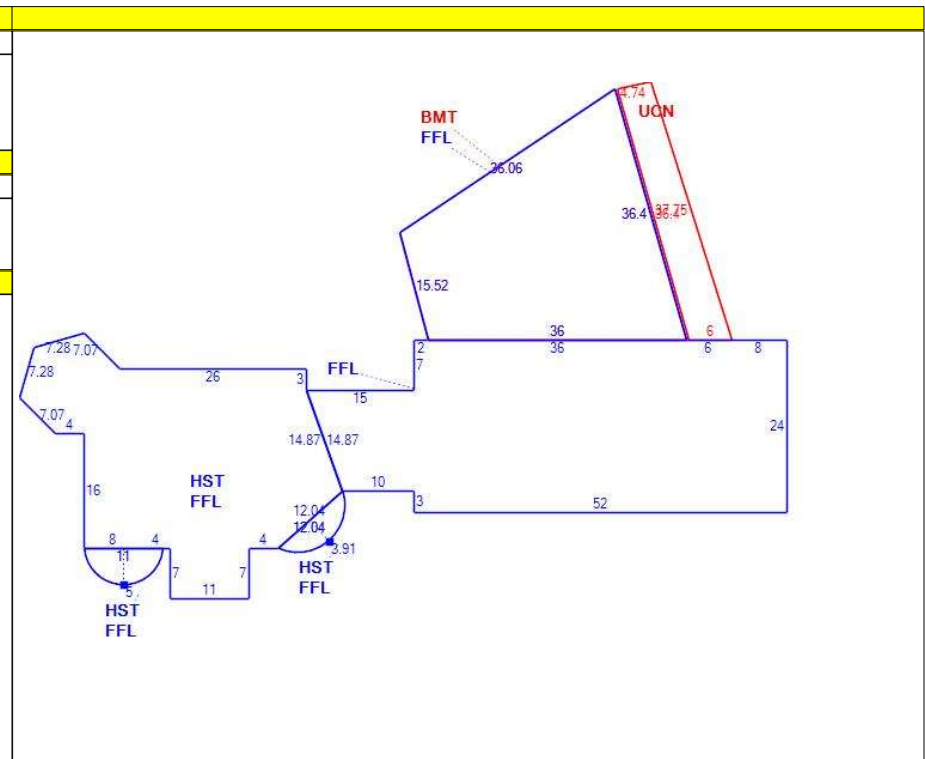
Card # 2 of 2

State Use 013
Print Date 12/12/2022 6:03:41 P

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		283,134
Year Built		1987
Effective Year Built		2012
Depreciation Code		EX
Remodel Rating		
Year Remodeled		
Depreciation %		9
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		91
Cns Sect Rcnd		257,700
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	91	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	91	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		13.74	12,301	
FFL	1ST FLOOR	3,393	3,393		68.72	233,173	
HST	HALF STORY	538	1,075		34.39	36,972	
UCN	UNFIN CAN	0	194		3.54	687	
Ttl Gross Liv / Lease Area		3,931	5,557			283,133	

