

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
GAINES THOMAS F LE GAINES RUTH W LE 249 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_382356_2855099												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	117200		117,200											
												RES LAND		101	92600		92,600											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400											
				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		210,200		210,200												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
GAINES THOMAS F LE GAINES THOMAS F SCHOFIELD,HENRY W III MANITSAS,ANASTASIA N MANITSAS,ANASTASIA N LIFE ESTATE				21225 0450		06-20-2016		U		I		100		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				11763 0359		07-20-2001		U		I		127,500				2022		101	106,000	2021	101	101,800	2020	101	96,800			
				11030 0134		12-10-1999		U		I		118,000						101	84,300		101	78,000		101	78,000			
				11030 0132		12-10-1999		U		I		1		1A				101	400		101	400		101	400			
				09953 0033		08-04-1997		U		I		1		1A														
														Total		190,700		Total		180,200		Total		175,200				
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					4,000.00																							
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name				Tracing				Batch																		
0001						101				MA																		
NOTES																												
																Appraised BLDG. Value (Card)										117,200		
																Appraised Xf (B) Value (Bldg)										0		
																Appraised Ob (B) Value (Bldg)										400		
																Appraised Land Value (Bldg)										92,600		
																Special Land Value										0		
Total Appraised Parcel Value										210,200																		
Valuation Method										C																		
Adjustment																												
Net Total Appraised Parcel Value										210,200																		
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				
213		09-15-1998		12	REROOF		4,535								98 BP NVC		05-14-2018					333	3	MEAS+INSPCTD				
																	04-14-2004					317	14	INSPECTED				
																	03-17-2004					250	22	MAILER SENT				
																	08-21-2003					274	2	MEASURED				
																	02-11-1999					247	15	PERMIT VISIT				
																	06-08-1992					131	1	LEFT NOTICE				
																	12-16-1980					500	1	LEFT NOTICE				
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				15,000	SF	6.86	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	6.17	92,600		
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value										92,600

Property Location 249 ELM ST
Vision ID 2898

Account # 2948

Map ID 35/ 26/ 2/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 6:06:22 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		128.01
Interior Floor 2			RCN		205,679
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1955
AC Type	01	NONE	Effective Year Built		1978
Bedrooms	2		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		117,200
FBM Sqft	1080		Dep % Ovr		
FBM Quality	1		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	80	7.48	1972	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,080		30.54	32,982	
FFL	1ST FLOOR	1,080	1,080		152.69	164,910	
OPF	OPEN PORCH	0	105		16.00	1,680	
WDK	WOOD DECK	0	201		30.39	6,108	
Ttl Gross Liv / Lease Area		1,080	2,466			205,679	

