

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
NYSTROM CAROL E 245 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_382315_2855007												Description RESIDENTL. RES LAND		Code 101 101		Appraised 133400 92600		Assessed 133,400 92,600		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER																									
				DRAINAGE				VIEW		COMMUNITY																									
				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		226,000		226,000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
NYSTROM CAROL E FITZGERALD FRANK P TRUSTE NYSTROM ARTHUR F HEIRS +				08988 08941 04835		0297 0409 0054		11-08-1994 09-14-1994 09-21-1979		U U U		I I I		1 1 0		1A 1A		Year		Code		Assessed		Year		Code		Assessed							
																		2022		101		119,900		2021		101		114,900		2020		101		108,900	
																				101		84,300				101		78,000				101		78,000	
																Total		204,200		Total		192,900		Total		186,900									
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 BLDG. Value (Card)										133,400									
																Appraised Xf (B) Value (Bldg)										0									
																Appraised Ob (B) Value (Bldg)										0									
																Appraised Land Value (Bldg)										92,600									
																Special Land Value										0									
																Total Appraised Parcel Value										226,000									
																Valuation Method										C									
																Adjustment																			
																Net Total Appraised Parcel Value										226,000									
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							
																		05-14-2018 04-07-2004 03-17-2004 08-21-2003 12-16-1980						333 317 250 274 500		2 14 22 2 3		MEASURED INSPECTED MAILER SENT MEASURED 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				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 245 ELM ST
Vision ID 2899

Account # 2949

Map ID 35/ 27/ 3/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 6:06:32 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	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
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		114.07
Interior Floor 1	3	HARDWOOD	RCN		234,104
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		133,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	540		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,080		25.75	27,814	
EFB	ENCL PORCH	0	70		64.39	4,507	
FFL	1ST FLOOR	1,080	1,080		128.77	139,072	
GAR	GARAGE	0	336		51.35	17,255	
OPF	OPEN PORCH	0	144		12.52	1,803	
PAT	PATIO	0	306		6.31	1,932	
UHS	UNFIN HALF STORY	0	1,080		38.63	41,722	
Ttl Gross Liv / Lease Area		1,080	4,096			234,104	

