

Property Location 217 PINEHURST DR
Vision ID 6285 Account # 6372

Map ID 80/ 1/ 217/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 102
Print Date 12-13-2022 11:27:35

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
MEREGIAN SONIA LE 217 PINEHURST DR EAST LONGMEADOW MA 01028										Description	Code	Assessed	Assessed								
										RESIDNTL.	102	337,600	337,600								
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_392090_2841032				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		337,600	337,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MEREGIAN SONIA LE MEREGIAN JOHN V MEREGIAN,SONIA EMS RESIDENTIAL,CONDOMINIUM TRUST ROUTE 83 DEVELOP		21683	0330	05-17-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed				
		18118	0161	12-15-2009	U	I	100	1A	2022	102	310,600	2021	102	299,800	2020	102	290,100				
		11102	0124	02-23-2000	U	I	239,900														
		10338	0117	05-21-1999	U	I	1	1B													
ROUTE 83 DEVELOP		00000	0000		U		0		Total		310,600	Total		299,800	Total		290,100				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 337,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 337,600 Valuation Method C Total Appraised Parcel Value 337,600							
Total		0.00																			
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						102		EL													
NOTES																					
BUILDING 16																					
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						
201400168	01-22-2014	25	WINDOWS	21,296	05-02-2014	100	05-02-2014	NVC		07-25-2022	400			3	MEAS+INSPCTD						
85	05-21-1999	2	DWELLING	125,000		0				05-02-2014	317			15	PERMIT VISIT						
										05-04-2006	311			14	INSPECTED						
										02-09-2006	311			1	LEFT NOTICE						
										05-31-2001	247			14	INSPECTED						
										04-27-2000	247			14	INSPECTED						
										03-28-2000	250			22	MAILER SENT						
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value				
1	102	CONDO	PUR	SITE	0 SF	0.00	1.00000		1.00	EL	1.000			0.0000		0	0				
Total Card Land Units					0 SF	Parcel Total Land Area					0.00	Total Land Value							0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description		
Style	08	CONDO-TNHS					
Model	05	RES CONDO					
Grade	C+	AVG. (+)					
Stories	2.00	2 STORY					
Foundation	1	CONCRETE	CONDO DATA				
Interior Wall 1	1	DRYWALL	Parcel Id	6769	C 0020	Owne	
Interior Wall 2				THE ELMS		B 1	S 1
Interior Floor 1	3	HARDWOOD	Adjust Type	Code	Description		Factor%
Interior Floor 2	4	CARPET	Unit Type C				
Heat Fuel	2	GAS	Unit Locatio	E	END UNIT		
Heat Type	1	FORCED H/A	COST / MARKET VALUATION				
AC Type	03	FULL	Adj Base Rate			142.22	
Bedrooms	2		Building Value New			375,098	
Full Baths	2						
Half Baths	1						
Extra Fixtures	1		Year Built			1999	
Total Rooms	4		Effective Year Built			2011	
Bath Style	G	GOOD	Depreciation Code			GD	
Num Kitchens	1		Remodel Rating				
Kitchen Style	G	GOOD	Year Remodeled				
FBM Sqft	0		Depreciation %			10	
FBM Quality			Functional Obsol				
Fireplaces	0		External Obsol				
WS Flues	0		Trend Factor			1	
Central Vac		No	Condition				
Frame	1	WOOD	Condition %				
Bsmt Floor	12	CONCRETE	Percent Good			90	
Bsmt Garage	0		Cns Sect Rcnlld			337,600	
#Heat Sys	1		Dep % Ovr				
Occupancy	1		Dep Ovr Comment				
Int Vs Ext	S		Misc Imp Ovr				
			Misc Imp Ovr Comment				
			Cost to Cure Ovr				
			Cost to Cure Ovr Comment				

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,198		33.62	40,279
EPF	ENCL PORCH	0	96		83.91	8,056
FFL	1ST FLOOR	1,198	1,198		167.83	201,059
GAR	GARAGE	0	498		67.06	33,398
OPF	OPEN PORCH	0	10		16.78	168
SFL	2ND FLOOR	527	527		167.83	88,446
WDK	WOOD DECK	0	108		34.19	3,692
Ttl Gross Liv / Lease Area		1,725	3,635			375,098

