

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GRAZIANO JEAN A LE 280 ELM ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		013	95850		95,850												
												RES LAND		013	137300		137,300												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		013	7250		7,250												
												COMMERC.		031	381350		381,350												
GIS ID F_382334_2855717				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#										Total		1,006,800		1,006,800									
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
																		2023		013	88,000	2022		013	78,850	2021		013	75,700
																				013	124,900			013	113,700			013	105,300
																				013	6,250			013	6,250			013	6,250
																				031	348,400			031	326,150			031	323,000
		031	124,800			031	113,700			031	105,300																		
		Total		931,400		Total		877,600		Total		854,500																	
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																													
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		Tracing				Batch				Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																	
0001				031				MA																					
NOTES																													
GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED																													
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 DEMOLITION EFP REPAIR SIGN		04-13-2011			317	2	MEASURED											
163	06-01-1992	MN	Manual Note		1,500								12-07-2010			317	15	PERMIT VISIT											
158	07-01-1990	MN	Manual Note		8,000								11-14-2000			200	15	PERMIT VISIT											
107	05-01-1990	MN	Manual Note		250								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	3.12	1.100	C	LAND	1.00	CA	1.00			0		1.000	3.43	274,600								
Total Card Land Units																1.84	AC	Parcel Total Land Area: 1.84			Total Land Value						274,600		

The site plan shows a large rectangular building footprint with several smaller rectangular extensions. The main building is labeled 'HST FFL BMT' and has a total area of 100,000 sq ft. The dimensions of the main building are 21 units wide and 46 units high. The extensions include a north wing (OFP) with a width of 13 units and a height of 32 units, a west wing (HST FFL BMT) with a width of 12 units and a height of 10 units, and a south wing (FFL BMT) with a width of 14 units and a height of 14 units. The total area of the building is 100,000 sq ft. The site is bounded by a 100-foot wide street to the north and a 100-foot wide street to the south. The site is also adjacent to a 100-foot wide street to the east and a 100-foot wide street to the west.

A photograph of a two-story yellow house with a grey roof and a white porch. The house has a chimney and is surrounded by trees. A garage is visible on the left.A large, two-story yellow house with a white porch and a detached garage, set on a green lawn with trees in the background. The text "280 ELM ST" is overlaid in large, bold, black letters.

State Use 013
Print Date 11/14/2023 12:11:41 A

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA																	
GRAZIANO JEAN A LE 280 ELM ST EAST LONGMEADOW MA 01028						1 TYPCL						Description		Code		Appraised		Assessed																			
												RESIDENTL.		013		95,850		95,850																			
												RES LAND		013		137,300		137,300																			
				SUPPLEMENTAL DATA								RESIDENTL.		013		7,250		7,250																			
				Alt Prcl ID				Received				COMMERC.		031		381,350		381,350																			
				SP Permit				NIA				COMM LAND		031		137,300		137,300																			
				Chapter La				Field 8				COMMERC.		031		247,750		247,750																			
				OC Dates				Field 9																													
				In+Ex FY				Field 10																													
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				GIS ID F_382334_2855717				Assoc Pid#																													
												Total		1,006,800		1,006,800																					
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		0423		02-12-2007		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				05635		0456		06-20-1984		U		I		95,000						2023		013		88,000		2022		013		78,850		2021		013		75,700	
																						013		124,900				013		113,700		013		105,300			
																								6,250				013		6,250		013		6,250			
																								348,400				031		326,150		031		323,000			
																		Total		931,400		Total		877,600		Total		854,500									
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												APPROAISED VALUE SUMMARY																			
ASSESSING NEIGHBORHOOD																																					
Nbhd				Nbhd Name				B				Tracing				Batch																					
0001												031				MA				Appraised Bldg. Value (Card) 282,800 Appraised Xf (B) Value (Bldg) 2,700 Appraised Ob (B) Value (Bldg) 255,000 Appraised Land Value (Bldg) 274,600 Special Land Value 0 Total Appraised Parcel Value 1,006,800 Valuation Method C Total Appraised Parcel Value 1,006,800																	
NOTES																																					
GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED																																					
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Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date												Id		Type		Is		Cd	
																		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.	Nhbd 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						274,600																	

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 11/14/2023 12:11:43 A

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										

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	36.00	1985	GD	70	G	1.25	100,500
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	12.00	1990	GD	70	A	1.00	2,100
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		15.09	13,501	
FFL	1ST FLOOR	3,393	3,393		75.43	255,922	
HST	HALF STORY	538	1,075		37.75	40,579	
UCN	UNFIN CAN	0	194		3.89	754	
Ttl Gross Liv / Lease Area		3,931	5,557			310,756	

