

Property Location

295 ELM ST

Map ID

35/ 17/ A/ /

Bldg Name

State Use

101

Vision ID

2887

Account #

2937

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:12:52

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
VISCONTI FAITH B 295 ELM ST EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed													
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	138400	138,400														
					RES LAND	101	113000	113,000														
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	13300	13,300														
SUPPLEMENTAL DATA					Total					264,700	264,700											
GIS ID F_382777_2855910		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
VISCONTI FAITH B ETHIER ALBERTINA, HEIRS & DEVISEES OF		10580	0356	12-03-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		02312	0209	05-25-1954	U	I	0		2023	101	126,900	2022	101	111,600	2021	101	107,000					
										101	103,000		101	93,400		101	86,600					
										101	11,700		101	11,700		101	11,700					
		Total						Total		241,600	Total		216,700	Total		205,300						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int					
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 138,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,300 Appraised Land Value (Bldg) 113,000 Special Land Value 0 Total Appraised Parcel Value 264,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 264,700													
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MA																
NOTES																						
MAHOGANY TRIM + RAILING SUB DIV #739																						
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								
100	05-01-2011	4	ADDITION	10,000		0		OFF GARAGE	04-10-2015			317	15	PERMIT VISIT								
									04-14-2011			317	2	MEASURED								
									08-22-2003			274	3	MEAS+INSPCTD								
									06-08-1992			131	1	LEFT NOTICE								
									12-15-1980			500	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	101	ONE FAM	RA				40,000 SF	3.12	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.81	112,400
1	101	ONE FAM	RA				0.090 AC	7,000.00	1.000	0		1.00	MA	1.00			0			1.000	7,000	600
Total Card Land Units							1.01	AC	Parcel Total Land Area:				1.01	Total Land Value							113,000	

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Basement Floor	4	CARPET	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	3	MASONRY	MIXED USE			
Exterior Wall 1	4	VINYL	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		100.17	
Interior Floor 1	3	HARDWOOD	RCN		242,863	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1900	
Heat Type	5	STEAM	Effective Year Built		1978	
AC Type	01	NONE	Depreciation Code		AV	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		43	
Extra Fixtures	1		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		138,400	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	560		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
03	GARAGE	OB	Outbuildi	L	693	32.00	1981	60	0.00	AV	A	1.00	13,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	700		22.74	15,918	
EFB	ENCL PORCH	0	252		56.85	14,326	
FFL	1ST FLOOR	1,127	1,127		113.70	128,140	
HST	HALF STORY	214	427		56.98	24,332	
OPF	OPEN PORCH	0	36		12.63	455	
TQS	3/4 STORY	525	700		85.27	59,692	
Ttl Gross Liv / Lease Area		1,866	3,242			242,863	

