

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
GERMANENKO MICHAEL 105 ELM ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	143400		143,400																			
												RES LAND		101	115100		115,100																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	20100		20,100																			
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		278,600		278,600																
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed														278,600		278,600																
GIS ID F_382072_2852269																																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
GERMANENKO MICHAEL NADEAU CHRISTOPHER M NADEAU CHRISTOPHER M GRUDGEN,JOAN E				22263	0055	07-13-2018	Q	I			206,000	00	2025	101	Assessed	127,500	2024	101	Assessed	117,500	2023	101	Assessed	107,500												
				20199	0449	02-24-2014	U	I			100	1A													101	115,100	101	115,100	101	105,100						
				17833	0502	06-10-2009	U	I			165,000	0																			101	20,100	101	20,100	101	16,300
				02560	0201	08-07-1957	U	I																												
				Total										262,700		Total		252,700		Total		228,900														
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																																		
ASSESSING NEIGHBORHOOD														Appraised BLDG. Value (Card) 143,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,100 Appraised Land Value (Bldg) 115,100 Special Land Value 0 Total Appraised Parcel Value 278,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 278,600																						
Nbhd		Nbhd Name				Tracing		Batch																												
0001						101		MA																												
NOTES														SUB DIV #753																						
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												
201400553 298'		03-18-2014		3	GARAGE		41,400		06-13-2014		100		06-13-2014		24X28 DETACHED		04-10-2015					317	15	PERMIT VISIT												
		10-25-2000		8	RENOVATION		10,000								REPAIR DUE TO FI		06-13-2014					317	15	PERMIT VISIT												
																		02-10-2010					317	16	FIELDREV CHG											
																		10-24-2003					274	3	MEAS+INSPCTD											
																		01-22-2001					247	15	PERMIT VISIT											
																		02-04-1992					131	3	MEAS+INSPCTD											
																	01-17-1992					107	22	MAILER SENT												
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							2.81	112,400											
1	101	ONE FAM		RA				0.390	AC	7,000.00	1.000	0			1.00	MA	1.00			0 0 TRF2 0.9			1.000 1.000	7,000	2,700											
Total Card Land Units								1.31	AC	Parcel Total Land Area: 1.31				Total Land Value										115,100												

Property Location 105 ELM ST
Vision ID 1865

Account # 1901

Map ID 26/ 78/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/19/2025 10:55:08

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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	8	PLYWD PANL	Adj Base Rate		142.78
Interior Floor 1	4	CARPET	RCN		227,602
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1830
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		63
Extra Kitchens	0		RCNLD		143,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
WS Flues					

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
01	SHED/MTL			L	90	10.00	1970	50	0.00	FR	A	1.00	500
22	WOOD DK			L	198	15.00	1985	60	0.00	AV	A	1.00	1,800
04	GARAGE/L			L	672	36.00	2014	70	0.00	GD	A	1.00	16,900
40	LEAN-TO			L	168	8.00	2014	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	656		31.11	20,408	
FFL	1ST FLOOR	984	984		155.79	153,293	
OFP	OPEN PORCH	0	220		15.58	3,427	
TQS	3/4 STORY	324	432		116.84	50,474	
Ttl Gross Liv / Lease Area		1,308	2,292			227,602	

