

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
VISCONTI FAITH B 295 ELM ST EAST LONGMEADOW MA 01028												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	168300			168,300							
												RES LAND		101	113000			113,000							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13300			13,300							
GIS ID F_382777_2855910 Mailed				SUPPLEMENTAL DATA						Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		294,600			294,600								
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		2025	101	149,900	2024	101	138,400	2023	101	126,900						
											101	113,000		101	113,000		101	103,000							
											101	13,300		101	13,300		101	11,700							
				Total								Total	276,200	Total		264,700		Total		241,600					
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 VALUE SUMMARY													
Nbhd		Nbhd Name				Tracing		Batch																	
0001						101		MA																	
NOTES												APPRAISED VALUE SUMMARY													
MAHOGANY TRIM + RAILING SUB DIV #739												Appraised BLDG. Value (Card)										168,300			
												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										294,600			
												Valuation Method										C			
												Adjustment													
												Net Total Appraised Parcel Value										294,600			
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	

Property Location 295 ELM ST
Vision ID 2887

Account # 2937

Map ID 35/ 17/ A/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/20/2025 9:05:46 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	4	CARPET
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	124.73	
Interior Floor 2			RCN	295,323	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1900	
AC Type	01	NONE	Effective Year Built	1982	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	168,300	
FBM Sqft	560		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			Cost to Cure Ovr Comment		

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		27.65	19,356
EFB	ENCL PORCH	0	252		69.13	17,421
FFL	1ST FLOOR	1,127	1,127		138.26	155,819
HST	HALF STORY	214	427		69.29	29,588
OFP	OPEN PORCH	0	36		15.36	553
TQS	3/4 STORY	525	700		103.69	72,586
Ttl Gross Liv / Lease Area		1,866	3,242			295,323

