Property Location 217 PINEHURST DR | Map ID 80/ 1/ 217/ / | Bldg Name | State Use 102
Vision ID 6285 | Account # 6372 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 12:14:22

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
STEPHENSON DL				
217 PINEHURST DR				
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit		NIA	
Chapter La		Field 8	
OC Dates		Field 9	
In+Ex FY		Field 10	
Mailed			
GIS ID	F_392090_2841032	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL.	102	398,000	398,000
	Total	398,000	398,000

1006
EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
STEPHENSON DL	25794	0208	03-17-2025	Q	I	455,000	00
MINASSIAN TANYA L	21683	0330	05-17-2017	U	I	100	1A
MEREGIAN JOHN V	18118	0161	12-15-2009	U	I	100	1A
MEREGIAN,SONIA	11102	0124	02-23-2000	U	I	239,900	
EMS RESIDENTIAL,CONDOMINIUM TRUST	10338	0117	05-21-1999	U	I	1	1B

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	102	380,200	2024	102	380,300	2023	102	337,600
	Total	380,200		Total	380,300		Total	337,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			102	EL

NOTES

BUILDING 16

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	398,000
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	398,000
Valuation Method	C
Total Appraised Parcel Value	398,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-24-306	05-20-2024	12	REROOF	52,880	07-09-2025	100		
201400168	01-22-2014	25	WINDOWS	21,296	05-02-2014	100	05-02-2014	NVC
85	05-21-1999	2	DWELLING	125,000		0		

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
07-09-2025	450			15	PERMIT VISIT
07-25-2022	400			3	MEAS+INSPCTD
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

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

Property Location 217 PINEHURST DR | Map ID 80/ 1/ 217/ / | Bldg Name | State Use 102
Vision ID 6285 | Account # 6372 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 12:14:22

CONSTRUCTION DETAIL

Element	Cd	Description
Style	08	CONDO-TNHS
Model	05	RES CONDO
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	2	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	4	
Bath Style	G	GOOD
Half Baths	G	GOOD
Num Kitchens	1	
Kitchen Style	G	GOOD
FBM Sqft	0	
FBM Quality		
Fireplaces	0	
WS Flues	0	
Central Vac		No
Frame	1	WOOD
Bsmt Floor	12	CONCRETE
Bsmt Garage	0	
#Heat Sys	1	
Occupancy	1	
Int Vs Ext	S	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

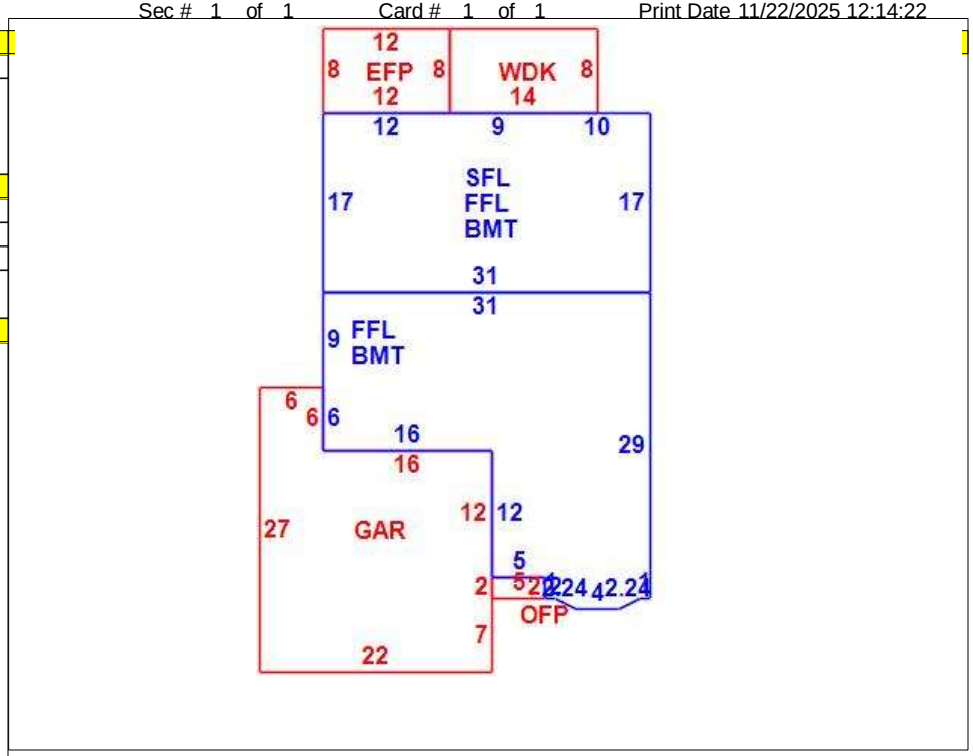
CONDO DATA

Parcel Id	6769	C	0020	Owne	
	THE ELMS	B	1	S	1

Adjust Type	Code	Description	Factor%
Unit Type C			
Unit Locatio	E	END UNIT	

COST / MARKET VALUATION

Adj Base Rate	162.69
Building Value New	447,165
Year Built	1999
Effective Year Built	2014
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	89
Cns Sect Rcnld	398,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,198		40.08	48,018
EFP	ENCL PORCH	0	96		100.04	9,604
FFL	1ST FLOOR	1,198	1,198		200.07	239,688
GAR	GARAGE	0	498		79.95	39,815
OFP	OPEN PORCH	0	10		20.01	200
SFL	2ND FLOOR	527	527		200.07	105,439
WDK	WOOD DECK	0	112		39.30	4,402
	Ttl Gross Liv / Lease Area	1,725	3,639			447,166