Property Location 317 PINEHURST DR | Map ID 80/ 1/ 317/ / | Bldg Name | State Use 102
Vision ID 6503 | Account # 6606 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 8:26:53 A

CURRENT OWNER

COOK AARON K
COOK BRENDA J
317 PINEHURST DR

EAST LONGMEADOW MA 01028

TOPO	UTILITIES	STRT / ROAD	LOCATION

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	442,100	442,100
	Total	442,100	442,100

1006
EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
COOK AARON K	24640	0218	07-15-2022	Q	I	405,000	00
LAPINSKI ALEXANDER J	14505	0242	09-20-2004	U	I	100	1A
LAPINSKI,ALEXANDER J	12362	0041	05-31-2002	U	I	263,900	1J
ELMS RESIDENTIAL,CONDOMINIUM TRUST	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	102	422,300	2024	102	427,100	2023	102	375,000
	Total	422,300		Total	427,100		Total	375,000

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	442,100
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	442,100
Valuation Method	C
Total Appraised Parcel Value	442,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			102	EL

NOTES

BUILDING 38

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201200159	01-01-2012	9	ALTERATION	5,017		0		PATIO DOOR
320	12-11-2001	49	CONDO R	133,333		0		OC 3/24/2003

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
07-25-2022	400			3	MEAS+INSPCTD
07-06-2012	317			15	PERMIT VISIT
05-26-2005	311			3	MEAS+INSPCTD

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 317 PINEHURST DR | Map ID 80/ 1/ 317/ / | Bldg Name | State Use 102
Vision ID 6503 | Account # 6606 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 8:26:54 A

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	6	
Bath Style	G	GOOD
Half Baths	G	GOOD
Num Kitchens	1	
Kitchen Style	G	GOOD
FBM Sqft	0	
FBM Quality		
Fireplaces	1	
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

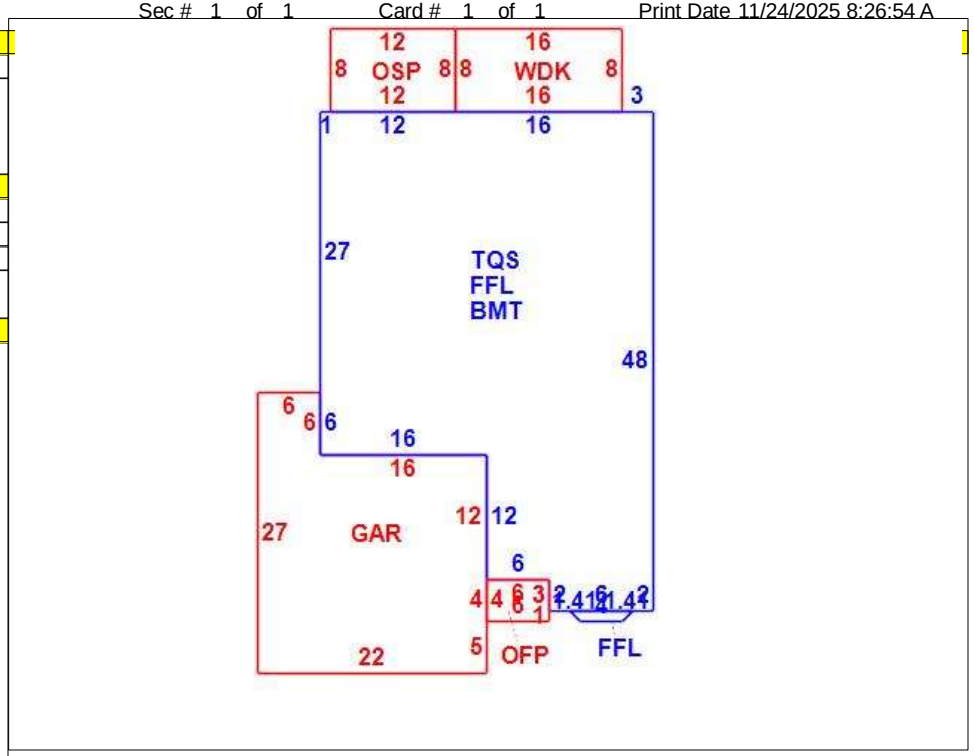
CONDO DATA

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	145.71
Building Value New	491,216
Year Built	2002
Effective Year Built	2015
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnld	442,100
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	1,278		35.92	45,911
FFL	1ST FLOOR	1,283	1,283		179.34	230,095
GAR	GARAGE	0	498		71.66	35,689
OFP	OPEN PORCH	0	24		14.95	359
OSP	SCRN PORCH	0	96		26.15	2,511
TQS	3/4 STORY	959	1,278		134.58	171,988
WDK	WOOD DECK	0	128		36.43	4,663
	Ttl Gross Liv / Lease Area	2,242	4,585			491,216