

Property Location: 189 ALLEN ST
Vision ID: 5167

Account #5244

MAP ID:71/ 23/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/28/2014 20:17

CURRENT OWNER

KILLIN CHARLES TREVOR

189 ALLEN ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT/ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_390711_2855706

Received
Prior ID
Owner Occ Y
Final Area 1032
Current Ac. .73352

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

162,500

Appraised Value

79,200

76,700

6,600

162,500

Assessed Value

79,200

76,700

6,600

162,500

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

KILLIN CHARLES TREVOR

TRELA PAUL TRUSTEE,C/O CHI JANICE LABROA

VENNARD,JOHN R

HINZMAN DAVID F + PAULA S,

HENRICH CONRAD A

AMERICAN CLASSICS INC

BK-VOL/PAGE

19306/ 30

18111/ 488

15648/ 153

09437/ 0015

07742/ 0072

07211/ 0568

SALE DATE

06/18/2012

12/11/2009

01/16/2006

04/01/1996

06/28/1991

07/07/1989

q/u

U

U

U

U

U

v/i

I

I

I

I

I

SALE PRICE

174,900

140,893

166,500

90,000

78,000

93,000

V.C.

00

H

O

O

O

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

79,000

79,300

10,400

168,700

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

76,400

79,300

10,500

166,200

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

79,100

84,600

10,500

174,200

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

79,200

0

6,600

76,700

0

162,500

C

0

162,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

155

05/02/2006

3

GARAGE

7,000

0

12' X 24'

242

11/06/1997

8

RENOVATION

1,000

0

FNDT/PATIO

187

09/01/1991

MN

Manual Note

10,000

0

RENOVATE

03/02/2007

311

2

MEASURED

03/02/2007

311

15

PERMIT VISIT

09/28/2006

311

14

INSPECTED

09/21/2006

311

2

MEASURED

04/19/2000

247

3

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RA

31,952 SF

2.67

1.0000

5

1.0000

1.00

MA

1.00

Spec Use

TRF2

Spec Calc

190

.90

2.40

76,700

Total Card Land Units:

0.73 AC

Parcel Total Land Area:

0.73 AC

Total Land Value:

76,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C-		AVG. (-)	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	3		MASONRY				
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	1		DRYWALL				
Interior Floor 1	4		CARPET				
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W				
AC Type	01		NONE				
Bedrooms	2						
Full Baths	1						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	4						
Bath Style	G		GOOD				
Kitchen Style	G		GOOD				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	0						

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	96.04
Replace Cost	108,527
AYB	1920
EYB	1987
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	73
Apprais Val	79,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

FFL	16		
OFP	3		
4	4		
		20	
	13		
	16		
HST	16	4	FFL 8
FFL			
BMT			
		14	14
20			8
		6	
	20		
OFP	20		
8			8
	20		

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
01	SHED/MTL			L	48	5.18	1945	A		PR	30	100
19	PATIO			L	240	5.75	1998	A		AV	60	800
03	GARAGE	OB	Outbuilding	L	288	28.18	2006	A		GD	70	5,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	400		19.21	7,683
FFL	1ST FLOOR	832	832		96.04	79,907
HST	HALF STORY	200	400		48.02	19,208
OFP	OPEN PORCH	0	176		9.82	1,729
Ttl. Gross Liv/Lease Area:		1,032	1,808	1,130		108,527

