

Property Location: 270 ALLEN ST

Vision ID: 5793

Account #5875

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/29/2014 00:52

CURRENT OWNER

BRACCI ROBERT LE  
BRACCI JOHN A  
270 ALLEN ST  
  
EAST LONGMEADOW, MA 01028  
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

55,600

55,600

RES LAND

101

106,100

106,100

RESIDENTL.

101

5,200

5,200

Total

166,900

166,900

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BRACCI ROBERT LE  
BRACCI,ROBERT  
BRACCI ROBERT + CHRISTINE,

BK-VOL/PAGE

16523/ 467  
LC-30877  
LC002-0545

SALE DATE

02/23/2007  
12/20/2002  
10/08/1982

q/u

U  
U  
U

v/i

I  
I  
I

SALE PRICE

100  
1  
0

V.C.

A  
H

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

53,700

2013

B

60,200

2012

B

63,700

2014

L

108,600

2013

L

108,600

2012

L

114,100

2014

O

6,500

2013

O

6,600

2012

O

6,600

Total:

168,800

Total:

175,400

Total:

184,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

SUB DIV 892

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

55,600

0

5,200

106,100

0

166,900

C

0

166,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

09/15/2005

12/07/1999

04/08/1992

01/07/1981

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

40,000

SF

2.20

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

TRF2

190

.90

1.98

79,200

1

101

ONE FAM

RA

5.48

AC

7,000.00

1.0000

0

1.0000

0.70

MA

1.00

SHP3

1.00

4,900.00

26,900

Total Card Land Units:

6.40

AC

Parcel Total Land Area:

6.4

AC

Total Land Value:

106,100

| CONSTRUCTION DETAIL |      |     |               | CONSTRUCTION DETAIL (CONTINUED) |             |        |             |
|---------------------|------|-----|---------------|---------------------------------|-------------|--------|-------------|
| Element             | Cd.  | Ch. | Description   | Element                         | Cd.         | Ch.    | Description |
| Style               | 15   |     | OLD STYLE     | #Heat Sys                       | 1           |        |             |
| Model               | 01   |     | RESIDENTIAL   | Central Vac                     | 0           |        | NO          |
| Grade               | C    |     | AVERAGE       | FBM Sqft                        |             |        |             |
| Stories             | 1.75 |     | 1 3/4 Stories | Int vs Ext                      | S           |        |             |
| Foundation          | 3    |     | MASONRY       | MIXED USE                       |             |        |             |
| Exterior Wall 1     | 2    |     | CLAPBOARD     | Code                            | Description |        | Percentage  |
| Exterior Wall 2     |      |     |               | 101                             | ONE FAM     |        | 100         |
| Roof Structure      | 1    |     | GABLE         | COST/MARKET VALUATION           |             |        |             |
| Roof Cover          | 1    |     | ASPHALT SH    |                                 |             |        |             |
| Interior Wall 1     | 2    |     | PLASTER       |                                 |             |        |             |
| Interior Wall 2     |      |     |               |                                 |             |        |             |
| Interior Floor 1    | 4    |     | CARPET        | Adj. Base Rate:                 |             | 88.59  |             |
| Interior Floor 2    |      |     |               |                                 |             |        |             |
| Heat Fuel           | 1    |     | OIL           | Replace Cost                    |             | 91,162 |             |
| Heat Type           | 1    |     | FORCED H/A    | AYB                             |             | 1880   |             |
| AC Type             | 01   |     | NONE          | EYB                             |             | 1975   |             |
| Bedrooms            | 2    |     |               | Dep Code                        |             | AV     |             |
| Full Baths          | 1    |     |               | Remodel Rating                  |             |        |             |
| Half Baths          | 0    |     |               | Year Remodeled                  |             |        |             |
| Extra Fixtures      | 0    |     |               | Dep %                           |             | 39     |             |
| Total Rooms         | 4    |     |               | Functional ObsInc               |             |        |             |
| Bath Style          | A    |     | AVERAGE       | External ObsInc                 |             |        |             |
| Kitchen Style       | A    |     | AVERAGE       | Cost Trend Factor               |             | 1      |             |
| Kitchens            | 1    |     |               | Condition                       |             |        |             |
| Extra Kitchens      | 0    |     |               | % Complete                      |             |        |             |
| Frame               | 1    |     | WOOD          | Overall % Cond                  |             | 61     |             |
| Basement Floor      | 12   |     |               | Apprais Val                     |             | 55,600 |             |
| Bsmt Garage         |      |     |               | Dep % Ovr                       |             | 0      |             |
| Units               | 1    |     |               | Dep Ovr Comment                 |             |        |             |
| WS Flues            |      |     |               | Misc Imp Ovr                    |             | 0      |             |
| FBM Quality         |      |     |               | Misc Imp Ovr Comment            |             |        |             |
| Fireplaces          | 0    |     |               | Cost to Cure Ovr                |             | 0      |             |
|                     |      |     |               | Cost to Cure Ovr Comment        |             |        |             |

| 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 |
| 03                                                             | GARAGE      | OB  | Outbuilding  | L   | 200   | 28.18      | 1920 | F   |       | PR  | 30   | 1,500     |
| 01                                                             | SHED/MTL    |     |              | L   | 24    | 5.18       | 1965 | F   |       | PR  | 30   | 0         |
| 35                                                             | POLE BRN    |     |              | L   | 672   | 9.20       | 1986 | A   |       | AV  | 60   | 3,700     |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT    | 0           | 576        |           | 17.69     | 10,188          |
| EFP                               | ENCL PORCH  | 0           | 154        |           | 26.46     | 4,075           |
| FFL                               | 1ST FLOOR   | 576         | 576        |           | 88.59     | 51,029          |
| HST                               | HALF STORY  | 288         | 576        |           | 44.30     | 25,515          |
| OFP                               | OPEN PORCH  | 0           | 40         |           | 8.86      | 354             |
| Ttl. Gross Liv/Lease Area:        |             | 864         | 1,922      | 1,029     |           | 91,162          |

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