

Property Location: 252 ALLEN ST
Vision ID: 5797

Account #5879

MAP ID:85/ 59/ 0/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:931R

Print Date:12/29/2014 00:53

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																	
TOWN OF EAST LONGMEADOW 60 CENTER SQ EAST LONGMEADOW, MA 01028 Additional Owners:					1	TYPCL					Description	Code	Appraised Value	Assessed Value																		
											EXEMPT	931	146,000	146,000																		
											EXM LAND	931	107,300	107,300																		
SUPPLEMENTAL DATA											Total				253,300		253,300															
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_392327_2854970						Received Prior ID Owner Occ N Final Area 3255 Current Ac. .67135 ASSOC PID#																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																			
TOWN OF EAST LONGMEADOW HOUSEHOLD FINANCE, YABLUN FRED + LORRAINE S				10942/ 131 09033/ 0233 03687/ 0116		09/28/1999 01/04/1995 05/02/1972		U	I	1	E	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value												
												2014	B	129,100	2013	B	144,000	2012	B	164,200												
												2014	L	78,400	2013	L	78,400	2012	L	83,700												
												Total:			207,500		Total:		222,400		Total:		247,900									
EXEMPTIONS				OTHER ASSESSMENTS																												
Year	Type	Description		Amount		Code	Description		Number	Amount	Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor																			
Total:																																
ASSESSING NEIGHBORHOOD																																
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch			Appraised Bldg. Value (Card)146,000 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)107,300 Special Land Value0 Total Appraised Parcel Value253,300 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value253,300																		
0001/A								931			MA																					
NOTES																																
BATH NEEDS REPAIRS HST=NO FLR,POOR INSUL LANDFILL ON LAND, NOT WHERE HOUSE SITS - YABLUM-STY HT: CHG DUE TO DESK REVIEW																																
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											
																06/03/2004 01/07/1981			303 500	2 3	MEASURED MEAS+INSPCTD											
LAND LINE VALUATION SECTION																																
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	SF	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	931R	MUN-IMPR			RA				29,244		3.67	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		3.67	107,300							
Total Card Land Units:										0.67	AC	Parcel Total Land Area:0.67 AC										Total Land Value:										107,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac				
Grade	C		AVERAGE	FBM Sqft				
Stories	1.25			Int vs Ext				
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	7		BRICK	Code	Description		Percentage	
Exterior Wall 2				931R	MUN-IMPR		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			83.68	
Interior Floor 2	4		CARPET					
Heat Fuel	1		OIL	Replace Cost			317,493	
Heat Type	3		FORCED H/W	AYB			1967	
AC Type	01		NONE	EYB			1965	
Bedrooms	4			Dep Code			FR	
Full Baths	1			Remodel Rating				
Half Baths	1			Year Remodeled				
Extra Fixtures	0			Dep %			49	
Total Rooms	7			Functional Obslnc				
Bath Style	A		AVERAGE	External Obslnc			5	
Kitchen Style	A		AVERAGE	Cost Trend Factor			1	
Kitchens	1			Condition				
Extra Kitchens				% Complete				
Frame	1		WOOD	Overall % Cond			46	
Basement Floor				Apprais Val			146,000	
Bsmt Garage				Dep % Ovr			0	
Units				Dep Ovr Comment				
WS Flues				Misc Imp Ovr			0	
FBM Quality			Misc Imp Ovr Comment					
Fireplaces	2		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
ATC	ATTIC	651	2,604		20.92	54,478	
BMT	BASEMENT	0	2,604		16.74	43,599	
EFP	ENCL PORCH	0	60		25.10	1,506	
FFL	1ST FLOOR	2,604	2,604		83.68	217,910	
Ttl. Gross Liv/Lease Area:		3,255	7,872	3,794		317,493	



ATC	62
FFL	
BMT	
12	
EFP6	
10	1010
6	
20	
62	42