

Property Location: 262 ALLEN ST

Vision ID: 5795

Account #5877

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

MAP ID:85/ 57/ 2/ /

Bldg Name:

State Use:101

Print Date:12/01/2015 14:39

CURRENT OWNER

KAVANAUGH THOMAS F

KAVANAUGH ANN M

262 ALLEN ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT/ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

87,900

87,900

RES LAND

101

85,900

85,900

RESIDENTL.

101

12,800

12,800

Total

186,600

186,600

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

KAVANAUGH THOMAS F

02912/ 0221

10/19/1962

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

87,900

2014

B

84,600

2013

B

89,300

2015

101

85,900

2014

L

88,400

2013

L

88,400

2015

101

12,800

2014

O

14,400

2013

O

14,600

Total:

186,600

Total:

187,400

Total:

192,300

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

3/4 BATH IN BMT

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

87,900

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

12,800

Appraised Land Value (Bldg)

85,900

Special Land Value

0

Total Appraised Parcel Value

186,600

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

186,600

BUILDING PERMIT RECORD

VISIT/ CHANGE HISTORY

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

267

08/22/2007

21

SIDING

12,516

0

39

03/31/2003

7

REMODEL

17,500

0

OC 6/3/2003

254

11/01/1990

MN

Manual Note

8,800

0

GAR

Date

Type

IS

ID

Cd.

Purpose/Result

03/28/2008

317

15

PERMIT VISIT

09/15/2005

311

3

MEAS+INSPCTD

02/12/2004

311

15

PERMIT VISIT

02/01/2000

247

14

INSPECTED

12/07/1999

247

2

MEASURED

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

1.0000

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

.90

1.00

1.98

79,200

1

101

ONE FAM

RA

1.92

AC

7,000.00

1.0000

0

1.0000

0.50

MA

1.00

SHP3

3,500.00

6,700

Total Card Land Units:

2.84

AC

Parcel Total Land Area:

2.84

AC

Total Land Value:

85,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	691		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	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	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W				
AC Type	03		FULL				
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	5						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12		CONCRETE				
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	1						
Fireplaces	0						

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	120	7.48	1975	A		AV	60	500
03	GARAGE	OB	Outbuilding	L	576	28.18	1990	A		GD	70	11,400
02	SHED/FR			L	90	7.48	1990	A		GD	70	500
02	SHED/FR			L	80	7.48	2005	A		GD	70	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	864		21.73	18,777	
FFL	1ST FLOOR	1,032	1,032		108.54	112,013	
GAR	GARAGE	0	308		43.35	13,350	

Ttl. Gross Liv/Lease Area:		1,032	2,204	1,328		144,141	
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