

Property Location: 260 ALLEN ST
Vision ID: 5796

Account #5878

MAP ID:85/ 58/ 1/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2015 14:39

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																														
CARRIVEAU DAN R CARRIVEAU MARISA M 260 ALLEN ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																								
											RESIDENTL. RES LAND		101 101						102,700 88,800		102,700 88,800																								
SUPPLEMENTAL DATA																																													
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_392418_2855422				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																																						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																														
CARRIVEAU DAN R GUERRA THOMAS, GUERRA AMELIO A + GLORIA			18838/ 317 08627/ 0343 02453/ 0409		07/12/2011 11/09/1993 03/02/1956		U U U		I I I		177,500 1 0		A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value														
															2015		101		102,700		2014		B		99,000		2013		B		98,300														
															2015		101		88,800		2014		L		91,300		2013		L		91,300														
															Total:				191,500		Total:				190,300		Total:				189,600														
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																														
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																																													
															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																														
															102,700 0 0 88,800 0 191,500 C 0 191,500																														
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																	
201502364		08/14/2015		42		REPAIRS		19,000				0				RELOCATE BMT STAIR		10/06/2005 09/15/2005 12/07/1999 03/25/1992 01/07/1981						311 311 247 170 500		14 2 3 3 3		INSPECTED MEASURED MEAS+INSPCTD MEAS+INSPCTD 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		D						40,000		2.20		1.0000		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		.90		1.98		79,200					
1		101		ONE FAM		RA								1.71		7,000.00		1.0000		0		1.0000		0.80		MA		1.00		SHP2				TRF2		1.00		5,600.00		9,600					
Total Card Land Units:										2.63		AC		Parcel Total Land Area:										2.63 AC										Total Land Value:										88,800	

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	432		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		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:			97.33
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			140,745
Heat Type	1		FORCED H/A	AYB			1953
AC Type	03		FULL	EYB			1987
Bedrooms	2			Dep Code			GD
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			27
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			73
Basement Floor	12		CONCRETE	Apprais Val			102,700
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		19.49	16,832
FFL	1ST FLOOR	1,092	1,092		97.33	106,288
GAR	GARAGE	0	440		38.93	17,132
OPF	OPEN PORCH	0	48		10.14	487

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