

Property Location: 285 ALLEN ST

Account #5881

MAP ID:85/ 7/ 0/ /

Bldg Name:

State Use:101

VISION ID: 5799

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/01/2015 14:40

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
DANOS LEONARD C DANOS MARY T 285 ALLEN ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						91,500		91,500							
											RES LAND		101						78,500		78,500							
											RESIDENTL.		101		11,900		11,900											
SUPPLEMENTAL DATA																												
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_392819_2854433				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																					
Total											181,900							181,900										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
DANOS LEONARD C				03312/ 0224		01/05/1968		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2015	101	91,500		2014	B	92,800		2013	B	95,100					
													2015	101	78,500		2014	L	80,800		2013	L	80,800					
													2015	101	11,900		2014	O	15,000		2013	O	15,100					
													Total:		181,900		Total:		188,600		Total:		191,000					
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 91,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 11,900 Appraised Land Value (Bldg) 78,500 Special Land Value 0 Total Appraised Parcel Value 181,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 181,900																
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																												
05 PERMIT #222 = SAME PROJECT AS 04																												
PERMIT # 297 UNDER NEW CONTRACTOR.																												
PREFAB 14X24 GARAGE (SHED QUALFIY)																												
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								
304		09/26/2007		3	GARAGE		6,896			0			DETACHED ONE CAR		03/28/2008			317	15	PERMIT VISIT								
297		09/29/2004		4	ADDITION		25,000			0			12' X 16' PORCH & 6' X		09/21/2005			311	3	MEAS+INSPCTD								
															01/14/2005			311	2	MEASURED								
															12/07/1999			247	3	MEAS+INSPCTD								
															03/31/1992			131	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				37,026	SF	2.35	1.0000	5	1.0000	1.00	MA	1.00			TRF2	.90	.90	2.12	78,500					
Total Card Land Units:								0.85	AC	Parcel Total Land Area:								0.85	AC	Total Land Value:								78,500

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		SAME	
Foundation	1		CONCRETE	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	1		DRYWALL					
Interior Wall 2				Adj. Base Rate:				78.13
Interior Floor 1	4		CARPET	Replace Cost				147,502
Interior Floor 2	3		HARDWOOD					
Heat Fuel	1		OIL					
Heat Type	1		FORCED H/A	AYB				1965
AC Type	01		NONE					
Bedrooms	3							
Full Baths	2			EYB				1976
Half Baths	0							
Extra Fixtures	0							
Total Rooms	6			Dep Code				AV
Bath Style	A		AVERAGE					
Kitchen Style	A		AVERAGE					
Kitchens	1			Remodel Rating				
Extra Kitchens	0							
Frame	1		WOOD					
Basement Floor	12		CONCRETE	Year Remodeled				
Bsmt Garage								
Units	1							
WS Flues				Dep %				38
FBM Quality								
Fireplaces	0							
				Functional Obslnc				
				External Obslnc				
				Cost Trend Factor				1
				Condition				
				% Complete				
				Overall % Cond				62
				Apprais Val				91,500
				Dep % Ovr				0
				Dep Ovr Comment				
				Misc Imp Ovr				0
				Misc Imp Ovr Comment				
				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
04	GARAGE/L			L	650	30.48	1963	A		PR	30	5,900
03	GARAGE	OB	Outbuilding	L	336	28.18	2007	F		GD	70	6,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	928		15.66	14,531
EFP	ENCL PORCH	0	192		23.60	4,531
FFL	1ST FLOOR	928	928		78.13	72,501
OFP	OPEN PORCH	0	204		7.66	1,563
TQS	3/4 STORY	696	928		58.59	54,376
Ttl. Gross Liv/Lease Area:		1,624	3,180	1,888		147,502

