

Property Location: 264 ALLEN ST
Vision ID: 5794

Account #5876

MAP ID:85/ 56/ 3A/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/06/2016 16:19

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
EMANUEL SCOTT C			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
EMANUEL CHERYL						RESIDENTL.	101	74,200	74,200		
264 ALLEN ST						RES LAND	101	77,000	77,000		
EAST LONGMEADOW, MA 01028						RESIDENTL.	101	1,500	1,500		
Additional Owners:		SUPPLEMENTAL DATA				Total				152,700	152,700
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_392597_2854876				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
EMANUEL SCOTT C		18389/ 203	07/26/2010	U	I	168,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
TALLARITA LIZA DRURY,		17083/ 352	12/21/2007	U	I	150,000		2016	101	73,400	2015	101	73,400	2014	B	71,500
FOX,ALLEN T III		14413/ 412	08/09/2004	U	I	100	A	2016	101	74,800	2015	101	74,800	2014	L	77,100
FOX,ALLEN T III		12459/ 248	07/17/2002	U	I	129,900	G	2016	101	1,500	2015	101	1,500	2014	O	1,800
BRACCI ROBERT,		6830/ 412	05/10/1988	U	I	121,700										
PIACENTINI		6046/ 327	03/31/1986	U	I	80,000										
Total:								149,700		Total:		149,700		Total:		150,400

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				
EFP 65 - SUB DIV 892 - WOOD STOVE IS IN SHED				

APPROAISED VALUE SUMMARY					
Appraised Bldg. Value (Card)					74,200
Appraised XF (B) Value (Bldg)					0
Appraised OB (L) Value (Bldg)					1,500
Appraised Land Value (Bldg)					77,000
Special Land Value					0
Total Appraised Parcel Value					152,700
Valuation Method:					C
Adjustment:					0
Net Total Appraised Parcel Value					152,700

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		
201302580	08/20/2013	91	INSULATION	2,500		100	05/01/2014		03/18/2011			317	16	FIELDREV CHG		
310	10/05/2004	20	WOOD STOVE	0		0		NO COST	09/09/2010			316	14	INSPECTED		
295	09/28/2004	10	SHED	2,000		0		16' X 12'	02/02/2006			311	15	PERMIT VISIT		
152	06/01/1994	MN	Manual Note	1,000		0		POOL A	02/02/2006			311	15	PERMIT VISIT		
									09/15/2005			311	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	
																Spec Use	Spec Calc				
1	101	ONE FAM	RA				25,013 SF	3.32	1.0300	5	1.0000	1.00	MA	1.00			TRF2	190	.90	3.08	77,000

Total Card Land Units:			0.57	AC	Parcel Total Land Area:			0.57	AC	Total Land Value:										77,000
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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			
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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		109.34	
Heat Fuel	1		OIL	Replace Cost		121,581	
Heat Type	3		FORCED H/W	AYB		1952	
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 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		61	
Basement Floor	12		CONCRETE	Apprais Val		74,200	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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
02	SHED/FR			L	36	7.48	2002	A		AV	60	200
01	SHED/MTL			L	80	5.18	2005	A		GD	70	300
02	SHED/FR			L	192	7.48	2004	A		GD	70	1,000
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BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	888		21.92	19,462
EFP	ENCL PORCH	0	140		32.80	4,592
FFL	1ST FLOOR	888	888		109.34	97,090
OFP	OPEN PORCH	0	40		10.93	437
Ttl. Gross Liv/Lease Area:		888	1,956	1,112		121,581

