

Property Location: 262 ALLEN ST

Vision ID: 5795

Account #5877

MAP ID:85/ 57/ 2/ /

Bldg Name:

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																
KAVANAUGH THOMAS F KAVANAUGH ANN M 262 ALLEN ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value										
											RESIDENTL.		101						88,800		88,800										
													RES LAND						101		88,300		88,300								
											RESIDENTL.		101		12,800		12,800														
SUPPLEMENTAL DATA																															
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_392484_2855425							Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																								
Total											189,900							189,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
KAVANAUGH THOMAS F				02912/ 0221		10/19/1962		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
													2016	101	87,900		2015	101	87,900		2014	B	84,600								
													2016	101	85,900		2015	101	85,900		2014	L	88,400								
													2016	101	12,800		2015	101	12,800		2014	O	14,400								
													Total:		186,600		Total:		186,600		Total:		187,400								
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												Appraised Bldg. Value (Card) 88,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 12,800 Appraised Land Value (Bldg) 88,300 Special Land Value 0 Total Appraised Parcel Value 189,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 189,900																			
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																				
0001/A								101			MA																				
NOTES																															
3/4 BATH IN BMT																															
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									
267		08/22/2007		21	SIDING			12,516			0					03/28/2008				317	15	PERMIT VISIT									
39		03/31/2003		7	REMODEL			17,500			0			OC 6/3/2003		09/15/2005				311	3	MEAS+INSPCTD									
254		11/01/1990		MN	Manual Note			8,800			0			GAR		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	1.0300	5	1.0000	1.00	MA	1.00				Spec Use		Spec Calc	.90	2.04	81,600					
1	101	ONE FAM			RA				1.92	AC	7,000.00	1.0000	0	1.0000	0.50	MA	1.00	SHP3					1.00	3,500.00	6,700						
Total Card Land Units:									2.84	AC	Parcel Total Land Area:									2.84	AC	Total Land Value:									88,300

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		21.96	18,973	
FFL	1ST FLOOR	1,032	1,032		109.67	113,179	
GAR	GARAGE	0	308		43.80	13,489	

Ttl. Gross Liv/Lease Area:		1,032	2,204	1,328		145,641	
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