

Property Location: 260 ALLEN ST

Account #5878

MAP ID:85/ 58/ 1/ /

Bldg Name:

1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/06/2016 16:19

VISION

CURRENT OWNER

CARRIVEAU DAN R

CARRIVEAU MARISA M

260 ALLEN ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_392418_2855422

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

103,900
91,200

Assessed Value

103,900
91,200

Total

195,100

195,100

1006

AST LONGMEADOW, M

RECORD OF OWNERSHIP

BK-VOL/PAGE

18838/ 317
08627/ 0343
02453/ 0409

SALE DATE

07/12/2011
11/09/1993
03/02/1956

q/u

U
U
U

v/i

I
I
I

SALE PRICE

177,500
1
0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2016
2016

Code

101
101

Assessed Value

102,700
88,800

Yr.

2015
2015

Code

101
101

Assessed Value

102,700
88,800

Yr.

2014
2014

Code

B
L

Assessed Value

99,000
91,300

Total:

191,500

Total:

191,500

Total:

190,300

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

103,900

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

91,200

Special Land Value

0

Total Appraised Parcel Value

195,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

195,100

BUILDING PERMIT RECORD

Permit ID

201502364

Issue Date

08/14/2015

Type

42

Description

REPAIRS

Amount

19,000

Insp. Date

06/17/2016

% Comp.

100

Date Comp.

06/17/2016

Comments

RELOCATE BMT STAIR

VISIT/ CHANGE HISTORY

Date

06/17/2016
10/06/2005
09/15/2005
12/07/1999
03/25/1992

Type

IS

ID

317
311
311
247
170

Cd.

15
14
2
3
3

Purpose/Result

PERMIT VISIT
INSPECTED
MEASURED
MEAS+INSPCTD
MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1
1

Use Code

101
101

Use Description

ONE FAM
ONE FAM

Zone

RA
RA

D

Front

Depth

Units

40,000
1.71

SF

AC

Unit Price

2.20
7,000.00

I. Factor

1.0300
1.0000

S.A.

5
0

Acre Disc

1.0000
1.0000

C. Factor

1.00
0.80

ST. Idx

MA
MA

Adj.

1.00
1.00

Notes- Adj

SHP2

Special Pricing

Spec Use

Spec Calc

TRF2 190

S Adj Fact

.90
1.00

Adj. Unit Price

2.04
5,600.00

Land Value

81,600
9,600

Total Card Land Units:

2.63

AC

Parcel Total Land Area:

2.63

AC

Total Land Value:

91,200

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	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				Adj. Base Rate:				98.39
Interior Floor 1	3		HARDWOOD	Replace Cost				142,278
Interior Floor 2				AYB				1953
Heat Fuel	1		OIL	EYB				1987
Heat Type	1		FORCED H/A	Dep Code				GD
AC Type	03		FULL	Remodel Rating				
Bedrooms	2			Year Remodeled				
Full Baths	1			Dep %				27
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	5			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				73
Extra Kitchens	0			Apprais Val				103,900
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12		CONCRETE	Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	1			Cost to Cure Ovr Comment				
Fireplaces	1							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	864		19.70	17,022	
FFL	1ST FLOOR	1,092	1,092		98.39	107,446	
GAR	GARAGE	0	440		39.36	17,317	
OFP	OPEN PORCH	0	48		10.25	492	

Ttl. Gross Liv/Lease Area:		1,092	2,444	1,446	142,278		
----------------------------	--	-------	-------	-------	---------	--	--

