

Property Location: 40 ALLEN ST
Vision ID: 4384

Account #4453

MAP ID: 58/ 21A/ 0/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 21:22

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, M VISION																								
FENNEY BRUCE FENNEY LEANNE 40 ALLEN ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code		Appraised Value					Assessed Value																					
													RESIDENTL.		101		215,400					215,400																					
													RES LAND		101		96,000					96,000																					
													RESIDENTL.		101		15,500					15,500																					
SUPPLEMENTAL DATA												Total						326,900		326,900																							
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388200_2857910					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)																										
FENNEY BRUCE FENNEY LEANNE, FEDERAL NATIONAL CONTE DONNA M NIMMO HANNUM					12273/ 474 09122/ 0595 09046/ 0082 06522/ 589 06277/ 365 04791/ 0190		03/15/2002 05/04/1995 01/25/1995 06/15/1987 10/31/1986 07/03/1979		U U U U U U		1 1 1 1 1 1		1 109,890 96,994 131,000 125,000 0		A L		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value										
																	2017		101		209,100		2016		101		206,500		2015		101		206,500										
																	2017		101		94,400		2016		101		91,300		2015		101		91,300										
																	2017		101		15,500		2016		101		15,500		2015		101		15,500										
																	Total:				319,000		Total:				313,300		Total:				313,300										
EXEMPTIONS					OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)215,400 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)15,500 Appraised Land Value (Bldg)96,000 Special Land Value0 Total Appraised Parcel Value326,900 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value326,900																										
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				MG																												
NOTES																																											
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															
201501958		06/24/2015		62		SOLAR		28,600		06/03/2016		100		06/03/2016				06/03/2016						317		15		PERMIT VISIT															
132		05/17/2007		11		POOL		22,700				0				18' X 38' INGROUND		03/21/2008						317		15		PERMIT VISIT															
83		04/27/2004		4		ADDITION		50,000				0				50' X 24' ADDITION		03/21/2008						317		15		PERMIT VISIT															
37		01/01/1982		MN		Manual Note		0				0				FED		01/27/2006						311		15		PERMIT VISIT															
																		12/30/2005						250		1		LEFT NOTICE															
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								31,165		SF		2.88		1.1900		7		1.0000		1.00		MG		1.00				TRF2		190		.90		3.08		96,000	
Total Card Land Units:																	0.72		AC		Parcel Total Land Area:					0.72 AC					Total Land Value:										96,000		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	09		CONTEMPORY	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	2			Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	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	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		78.94	
Heat Fuel	1		OIL	Replace Cost		295,082	
Heat Type	5		STEAM			AYB	
AC Type	01		NONE	EYB		1990	
Bedrooms	4			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		27	
Total Rooms	8			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		73	
Basement Floor	12		CONCRETE	Apprais Val		215,400	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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
19	PATIO			L	320	5.75	1955	F		FR	50	800
02	SHED/FR			L	120	7.48	2000	G		GD	70	800
11	POOL I-V	OB	Outbuilding	L	684	29.00	2007	A		GD	70	13,900
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1990		1		100	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	360		15.79	5,684
EFP	ENCL PORCH	0	162		23.88	3,868
FFL	1ST FLOOR	1,622	1,622		78.94	128,042
GAR	GARAGE	0	750		31.58	23,682
HST	HALF STORY	360	720		39.47	28,419
OFP	OPEN PORCH	0	150		7.89	1,184
SFL	2ND FLOOR	1,250	1,250		78.94	98,676
WDK	WOOD DECK	0	497		11.12	5,526

Ttl. Gross Liv/Lease Area:		3,232	5,511	3,738		295,082
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