

Property Location: 306 ALLEN ST  
Vision ID: 5754

Account #5836

MAP ID: 85/ 20/ 41/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/16/2017 03:49

CURRENT OWNER

MOORES EILEEN M HEIRS & DEV

306 ALLEN ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDNTL.  
RES LAND

Code

101  
101

Appraised Value

93,500  
80,500

Assessed Value

93,500  
80,500

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_393268\_2854486

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

Total

174,000

174,000

RECORD OF OWNERSHIP

MOORES EILEEN M HEIRS & DEV

BK-VOL/PAGE  
04866/ 0066

SALE DATE  
11/16/1979

q/u  
U

v/i  
1

SALE PRICE  
0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

92,700

2016

101

91,700

2015

101

91,700

2017

101

79,000

2016

101

76,800

2015

101

76,800

Total:

171,700

Total:

168,500

Total:

168,500

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

93,500

0

0

80,500

0

174,000

C

0

174,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

260

11/01/1999

12

REROOF

7,000

0

85

05/01/1994

MN

Manual Note

2,100

0

DECK

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

09/08/2005

311

3

MEAS+INSPCTD

01/18/2000

250

22

MAILER SENT

01/04/2000

247

15

PERMIT VISIT

12/07/1999

247

2

MEASURED

02/10/1995

107

15

PERMIT VISIT

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RA

31,330 SF

2.86

1.0000

5

1.0000

1.00

MA

1.00

TRF2

190

.90

2.57

80,500

Total Card Land Units:

0.72 AC

Parcel Total Land Area:

0.72 AC

Total Land Value:

80,500

| 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-   |     | AVG. (-)    | FBM Sqft                        |             |     |             |
| 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       |                                 |             |     |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |     |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |             |     |             |
| Interior Wall 2     |      |     |             | COST/MARKET VALUATION           |             |     |             |
| Interior Floor 1    | 3    |     | HARDWOOD    | Adj. Base Rate:                 |             |     | 93.23       |
| Interior Floor 2    |      |     |             |                                 |             |     |             |
| Heat Fuel           | 2    |     | GAS         | Replace Cost                    |             |     | 133,511     |
| Heat Type           | 3    |     | FORCED H/W  | AYB                             |             |     | 1965        |
| AC Type             | 01   |     | NONE        | EYB                             |             |     | 1987        |
| Bedrooms            | 2    |     |             | Dep Code                        |             |     | GD          |
| Full Baths          | 2    |     |             | Remodel Rating                  |             |     |             |
| Half Baths          | 0    |     |             | Year Remodeled                  |             |     |             |
| Extra Fixtures      | 0    |     |             | Dep %                           |             |     | 30          |
| 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                  |             |     | 70          |
| Basement Floor      | 12   |     | CONCRETE    | Apprais Val                     |             |     | 93,500      |
| 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        |             |     |             |

[illegible]

## BUILDING SUB-AREA SUMMARY SECTION

| <i>Code</i> | <i>Description</i> | <i>Living Area</i> | <i>Gross Area</i> | <i>Eff. Area</i> | <i>Unit Cost</i> | <i>Undeprec. Value</i> |
|-------------|--------------------|--------------------|-------------------|------------------|------------------|------------------------|
| BMT         | BASEMENT           | 0                  | 1,008             |                  | 18.68            | 18,833                 |
| FFL         | 1ST FLOOR          | 1,008              | 1,008             |                  | 93.23            | 93,980                 |
| GAR         | GARAGE             | 0                  | 528               |                  | 37.26            | 19,672                 |
| WDK         | WOOD DECK          | 0                  | 80                |                  | 12.82            | 1,026                  |
|             |                    |                    |                   |                  |                  |                        |
|             |                    |                    |                   |                  |                  |                        |
|             |                    |                    |                   |                  |                  |                        |
|             |                    |                    |                   |                  |                  |                        |
|             |                    |                    |                   |                  |                  |                        |

The diagram illustrates the layout of a 100-acre site, divided into three main areas: WDK (Wetland/Degraded Land), FFL BMT (Forest/Flooded/Boggy/Marsh/Tidal), and GAR (Grassland/Agri-culture/Rangeland). The WDK area is located at the top, measuring 10 acres in width and 8 acres in height. The FFL BMT area is on the left, measuring 27 acres in width and 24 acres in height. The GAR area is on the right, measuring 22 acres in width and 24 acres in height. The total area is 100 acres.

