

Property Location: 262 ALLEN ST
Vision ID: 5795

Account #5877

MAP ID: 85/ 57/ 2/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/16/2017 03:59

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST 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						88,100		88,100				
													RES LAND		101						90,300		90,300				
													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												191,200				191,200											
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	1	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
															2017	101	88,800		2016	101	87,900		2015	101	87,900		
															2017	101	88,300		2016	101	85,900		2015	101	85,900		
															2017	101	12,800		2016	101	12,800		2015	101	12,800		
															Total:		189,900		Total:		186,600		Total:		186,600		
EXEMPTIONS					OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)88,100 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)12,800 Appraised Land Value (Bldg)90,300 Special Land Value0 Total Appraised Parcel Value191,200 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value191,200														
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																											
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	2.32	1.0000	5	1.0000	1.00	MA	1.00			Spec Use		Spec Calc	.90	2.09	83,600			
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:							90,300

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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		116.42	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		154,605	
Heat Type	3		FORCED H/W	AYB		1952	
AC Type	03		FULL	EYB		1974	
Bedrooms	3			Dep Code		AV	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		43	
Total Rooms	5			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		57	
Basement Floor	12		CONCRETE	Apprais Val		88,100	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	1			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
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		23.31	20,141	
FFL	1ST FLOOR	1,032	1,032		116.42	120,145	
GAR	GARAGE	0	308		46.49	14,320	
Ttl. Gross Liv/Lease Area:		1,032	2,204	1,328		154,605	

