Property Location: 204 ALLEN ST | **MAP ID:** 72/ 11/ 0/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 5217 | **Account #** 5294 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/10/2018 09:05

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
LECUYER JOHN R JR LECUYER BARBARA J 204 ALLEN STREET EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_391295_2855570	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	206,000	206,000
RES LAND	101	81,600	81,600
RESIDNTL.	101	2,900	2,900
		Total	290,500	290,500

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LECUYER JOHN R JR	10405/ 103	08/13/1998	U	I	186,500	
WELCH DENNIS M	9959/ 217	08/11/1997	U	I	172,500	
SMART RICHARD M	5990/ 507	01/15/1986	U	I	89,000	
BILTON RICHARD	4989/ 331	09/05/1980	U	I	1	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	101	191,100	2017	101	192,200	2016	101	197,900
2018	101	81,600	2017	101	79,900	2016	101	77,600
2018	101	2,900	2017	101	2,900	2016	101	2,900
		Total: 275,600			*Total:* 275,000			*Total:* 278,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	206,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	2,900
Appraised Land Value (Bldg)	81,600
Special Land Value	0
Total Appraised Parcel Value	290,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	290,500

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

ILA

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
179	08/06/1998	20	WOOD STOVE	500		0		STOVE LIVING ROOM
180	08/06/1998	20	WOOD STOVE	500		0		STOVE IN KITCHEN
68	04/01/1993	17	DECK	3,000		0		
5	01/01/1992	9	ALTERATION	5,000		0		
221	09/01/1989	3	GARAGE	10,000		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/15/2016			317	3	MEAS+INSPCTD
01/27/2012			317	16	FIELDREV CHG
04/06/2007			250	P1	PHONE MESSAG
08/24/2006			349	2	MEASURED
02/19/2000			247	14	INSPECTED

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				33,874	SF	2.68	1.0000	5	1.0000	1.00	MA	1.00				TRF2	.90	.90	2.41	81,600

Total Card Land Units: 0.78 AC | Parcel Total Land Area: 0.78 AC | Total Land Value: 81,600

Property Location: 204 ALLEN ST **MAP ID:** 72/ 11/ 0/ / **Bldg Name:** **State Use:** 101

Vision ID: 5217 **Account #**5294 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/10/2018 09:05

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.5		
Foundation	2		CONC BLOCK
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2	2		SOFTWOOD
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	3		
Full Baths	2		
Half Baths	0		
Extra Fixtures	2		
Total Rooms	7		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	2		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues	2		
FBM Quality	2		
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

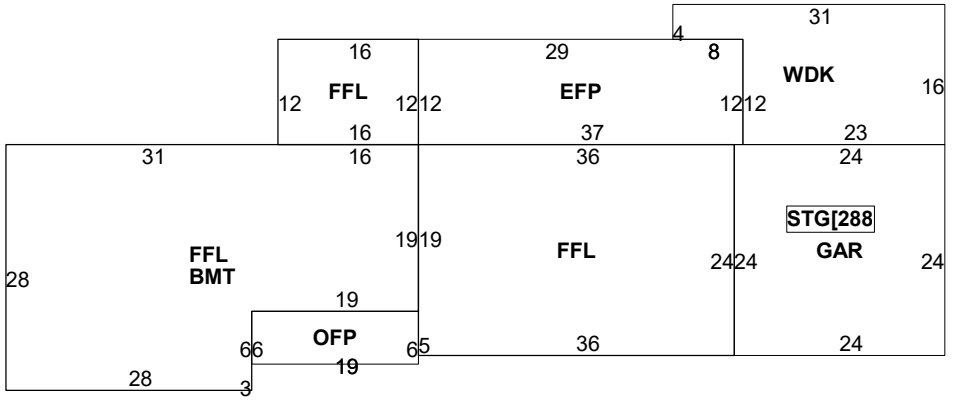
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	1		YES
FBM Sqft	563		
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	94.88
Replace Cost	282,259
AYB	1981
EYB	1991
Dep Code	AG
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	73
Apprais Val	206,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
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	80	7.48	1995	G		AV	60	400
02	SHED/FR			L	64	7.48	1995	A		AV	60	300
07	POOL A-C	OB	Outbuilding	L	27	69.00	2000	A		AV	60	1,100
22	WOOD DK			L	196	9.20	2000	A		AV	60	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,145		18.98	21,727
EFP	ENCL PORCH	0	444		28.42	12,619
FFL	1ST FLOOR	2,201	2,201		94.88	208,824
GAR	GARAGE	0	576		37.88	21,822
OFP	OPEN PORCH	0	114		9.15	1,044
STG	STORAGE	0	288		37.88	10,911
WDK	WOOD DECK	0	400		13.28	5,313
	Ttl. Gross Liv/Lease Area:	2,201	5,168	2,975		282,259