

Property Location: 260 ALLEN ST
Vision ID: 5796

Account #5878

MAP ID: 85/ 58/ 1/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/10/2018 12:08

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

114,500
93,200

Assessed Value

114,500
93,200

Total

207,700

207,700

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

CARRIVEAU DAN R
GUERRA THOMAS,
GUERRA AMELIO A + GLORIA

18838/ 317
08627/ 0343
02453/ 0409

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

U
U
U

1
1
1

177,500
1
0

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

106,000

2017

101

103,900

2016

101

102,700

2018

101

93,200

2017

101

91,200

2016

101

88,800

Total:

199,200

Total:

195,100

Total:

191,500

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201502364

08/14/2015

42

REPAIRS

19,000

06/17/2016

100

06/17/2016

RELOCATE BMT STAIR

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/17/2016

317

15

PERMIT VISIT

10/06/2005

311

14

INSPECTED

09/15/2005

311

2

MEASURED

12/07/1999

247

3

MEAS+INSPCTD

03/25/1992

170

3

MEAS+INSPCTD

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

40,000 SF

2.32

1.0000

5

1.0000

1.00

MA

1.00

TRF2

90

.90

2.09

83,600

1

101

ONE FAM

RA

1.71 AC

7,000.00

1.0000

0

1.0000

0.80

MA

1.00

SHP2

1.00

5,600.00

9,600

Total Card Land Units:

2.63 AC

Parcel Total Land Area:

2.63 AC

Total Land Value:

93,200

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							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		113.14	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		163,606	
Heat Type	1		FORCED H/A	AYB		1953	
AC Type	03		FULL	EYB		1988	
Bedrooms	2			Dep Code		GD	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		30	
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		70	
Basement Floor	12		CONCRETE	Apprais Val		114,500	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	864		22.65	19,574	
FFL	1ST FLOOR	1,092	1,092		113.14	123,553	
GAR	GARAGE	0	440		45.26	19,913	
OFP	OPEN PORCH	0	48		11.79	566	
Ttl. Gross Liv/Lease Area:		1,092	2,444	1,446		163,606	

