

State Use 101
Print Date 12/19/2019 1:10:48 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
FENNEY BRUCE FENNEY LEANNE 40 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_388200_2857910 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	241100		241,100						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	99100		99,100						
												RESIDNTL.		101	15500		15,500						
				SUPPLEMENTAL DATA										Total		355,700		355,700					
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10				Assoc Pid#															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
FENNEY BRUCE FENNEY LEANNE, FEDERAL NATIONAL CONTE DONNA M NIMMO				12273	0474	03-15-2002	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				09122	0595	05-04-1995	U	I	109,890		1L	2019	101	233,800	2018	101	215,400	2017	101	209,100			
				09046	0082	01-25-1995	U	I	96,994			101	96,000	101	96,000	101	94,400						
				06522	0589	06-15-1987	U	I	131,000			101	15,500	101	15,500	101	15,500						
				06277	0365	10-31-1986	U	I	125,000			Total	345300	Total	326900	Total	319000						
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount	Code	Description			YEAR	Amount											Comm Int	
Total				0.00																			
ASSESSING NEIGHBORHOOD																						APPRaised VALUE SUMMARY	
Nbhd			Nbhd Name			B			Tracing			Batch			Appraised BLDG. Value (Card)				241,100				
0001									101			MG			Appraised Xf (B) Value (Bldg)				0				
NOTES												Appraised Ob (B) Value (Bldg)				15,500							
												Appraised Land Value (Bldg)				99,100							
												Special Land Value				0							
												Total Appraised Parcel Value				355,700							
												Valuation Method				C							
												Adjustment											
												Net Total Appraised Parcel Value				355,700							
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	18` X 38` INGROUN 50` X 24` ADDITION FED			06-03-2016			317	15	PERMIT VISIT					
132	05-17-2007	11	POOL			22,700			03-21-2008				317			15	PERMIT VISIT						
83	04-27-2004	4	ADDITION			50,000			03-21-2008				317			15	PERMIT VISIT						
37	01-01-1982	MN	Manual Note						01-27-2006				311			15	PERMIT VISIT						
									12-30-2005				250			1	LEFT NOTICE						
									10-02-2001				247			3	MEAS+INSPCTD						
													07-10-1992	131	14	INSPECTED							
LAND LINE VALUATION SECTION																							
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM	RA				31,165 SF	2.97	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.18	99,100	
Total Card Land Units							0.715 AC	Parcel Total Land Area: 0.7155							Total Land Value							99,100	

Property Location 40 ALLEN ST
Vision ID 4384

Account # 4453

Map ID 58/ 21A/ 0/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	70.69	
Interior Floor 1	3	HARDWOOD	RCN	313,091	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1935	
Heat Type	5	STEAM	Effective Year Built	1995	
AC Type	01	NONE	Depreciation Code	GV	
Bedrooms	4		Remodel Rating	05	
Full Baths	2		Year Remodeled	2004	
Half Baths	0		Depreciation %	23	
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	77	
Extra Kitchens	0		RCNLD	241,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
19	PATIO			L	320	5.75	1955	50	0.00	FR	F	0.90	800
02	SHED/FR			L	120	7.48	2000	70	0.00	GD	G	1.25	800
11	POOL I-V	OB	Outbuildi	L	684	29.00	2007	70	0.00	GD	A	1.00	13,900
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1995	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	360		16.75	6,031
EFB	ENCL PORCH	0	162		25.33	4,104
FFL	1ST FLOOR	1,622	1,622		83.76	135,857
GAR	GARAGE	0	750		33.50	25,128
HST	HALF STORY	360	720		41.88	30,153
OPF	OPEN PORCH	0	150		8.38	1,256
SFL	2ND FLOOR	1,250	1,250		83.76	104,699
WDK	WOOD DECK	0	497		11.80	5,863
Ttl Gross Liv / Lease Area		3,232	5,511	3,738		313,091

