

State Use 101
Print Date 12/19/2019 5:15:32 P

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
MEUNIER WENDI L 139 ALLEN ST E LONGMEADOW MA 01028														Description	Code	Appraised		Assessed		1006 EAST LONGMEADOW						
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.	101	124100		124,100								
						DRAINAGE				VIEW		COMMUNITY		RES LAND	101	103700		103,700								
														RESIDENTL.	101	3300		3,300								
						SUPPLEMENTAL DATA																				
Alt Prcl ID						Received																				
SP Permit						NIA																				
Chapter Land						Field 8																				
OC Dates						Field 9																				
In+Ex FY						Field 10																				
Mailed						Assoc Pid#								Total		231,100		231,100								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MEUNIER WENDI L MEUNIER ROBERT, CARABETTA MICHAEL				19546 0325		11-15-2012		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				16059 0349		07-19-2006		U		I		208,000		2019	101	120,700	2018	101	100,800	2017	101	101,300				
				01816 0400		02-21-1946		U		I		0			101	100,900		101	100,900		101	98,900				
															101	3,300		101	1,100		101	1,100				
				Total										Total	224900	Total	202800	Total	201300							
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description				Amount		Code	Description				YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY								
Total				0.00																						
ASSESSING NEIGHBORHOOD																										
Nbhd			Nbhd Name				B		Tracing				Batch			Appraised BLDG. Value (Card) 124,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,300 Appraised Land Value (Bldg) 103,700 Special Land Value 0 Total Appraised Parcel Value 231,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 231,100										
0001									101				MG													
NOTES																										
SUB DIV 1008																										
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			
129		05-18-2007		11	POOL		4,000								ABOVE GROUND		07-03-2018				333	3	MEAS+INSPCTD			
278		08-11-2006		4	ADDITION		20,000								ADD DORMER TO		05-08-2018				333	2	MEASURED			
48		01-01-1983		MN	Manual Note										SHED		03-13-2008				350	15	PERMIT VISIT			
																	03-13-2008				317	15	PERMIT VISIT			
																	04-03-2007				250	22	MAILER SENT			
																	03-15-2007				311	3	MEAS+INSPCTD			
																	03-02-2007				311	15	PERMIT VISIT			
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				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	2.56	102,400
1	101	ONE FAM		RA				0.190	AC	7,000.00	1.000	0		1.00	MG	1.00					0			1.000	7,000.00	1,300
Total Card Land Units								1.108	AC	Parcel Total Land Area: 1.1083												Total Land Value				103,700

Property Location 139 ALLEN ST
Vision ID 5211

Account # 5288

Map ID 71/ 7/ G/ I

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	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
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	1	DRYWALL	Adj Base Rate		93.91
Interior Floor 1	4	CARPET	RCN		197,008
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1949
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		124,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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
07	POOL A-C	OB	Outbuildi	L	22	69.00	2007	70	0.00	GD	A	1.00	1,100
02	SHED/FR			L	96	7.48	2009	60	0.00	AV	A	1.00	400
02	SHED/FR			L	120	7.48	2015	60	0.00	AV	A	1.00	500
21	PAVILLION/C	OB	Outbuildi	L	144	15.00	2011	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	850		21.83	18,555	
EFB	ENCL PORCH	0	200		32.74	6,549	
FFL	1ST FLOOR	850	850		109.15	92,774	
GAR	GARAGE	0	280		43.66	12,224	
PAT	PATIO	0	144		5.31	764	
TQS	3/4 STORY	606	808		81.86	66,142	
Ttl Gross Liv / Lease Area		1,456	3,132	1,805		197,008	

