

State Use 101
Print Date 12/19/2019 6:44:37 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
WESCOTT CARRIE J KANE TODD H 251 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392224_2854546				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		190800		190,800																									
												RES LAND		101		93600		93,600																									
												RESIDNTL.		101		800		800																									
				SUPPLEMENTAL DATA																																							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																			
														Total		285,200		285,200																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
DUDA CRAIG WESCOTT CARRIE J URBAN PAMELA J, WILLIAMS				22798		224		08-09-2019		Q		I		305,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				10414		0349		08-21-1998		U		I		87,000				2019		101		179,300		2018		101		165,900		2017		101		161,500									
				07143		0578		04-18-1989		U		I		1		1A				101		91,200				101		91,200		101		89,200											
				05137		0286		07-16-1981		U		I		0						101		800				101		800		101		800											
														Total		271300		Total		257900		Total		251500																			
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												APPROAISED VALUE SUMMARY																									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										190,800																							
0001						101		MA		Appraised Xf (B) Value (Bldg)										0																							
										Appraised Ob (B) Value (Bldg)										800																							
										Appraised Land Value (Bldg)										93,600																							
										Special Land Value										0																							
										Total Appraised Parcel Value										285,200																							
										Valuation Method										C																							
										Adjustment																																	
										Net Total Appraised Parcel Value										285,200																							
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															
201401449		05-25-2014		62		SOLAR		26,880		05-01-2015		100		05-01-2015		ROOF TOP PANELS		05-01-2015		01				317		15		PERMIT VISIT															
201301580		05-03-2013		4		ADDITION		40,000		05-01-2015		0				12X28 SF INCL 2ND		01-09-2015						317		3		MEAS+INSPCTD															
																		06-27-2014						317		2		MEASURED															
																		01-16-2009						317		3		MEAS+INSPCTD															
																		09-01-2005						311		2		MEASURED															
																		04-13-2000						250		11		ENTRY DENIED															
																		01-18-2000						250		22		MAILER SENT															
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		2.39		1.000		5		LAND		1.00		MA		1.00						0		0.9		1.000		2.15		86,000	
1		101		ONE FAM		RA								1.080		7,000.00		1.000		0				1.00		MA		1.00						0				1.000		7,000.00		7,600	
														Total Card Land Units 1.998 AC Parcel Total Land Area: 1.9983														Total Land Value 93.600															

Property Location 251 ALLEN ST
 Vision ID 5742 Account # 5824

Map ID 85/ 1/ 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	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	92.66	
Interior Floor 2			RCN	229,939	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1927	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating	04	
Half Baths	1		Year Remodeled	2013	
Extra Fixtures	1		Depreciation %	17	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	190,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
02	SHED/FR			L	120	7.48	1998	60	0.00	AV	A	1.00	500
01	SHED/MTL			L	80	5.18	2012	70	0.00	GD	A	1.00	300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2001	83	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	952		24.48	23,300
FFL	1ST FLOOR	952	952		122.63	116,748
OFP	OPEN PORCH	0	24		10.22	245
PAT	PATIO	0	336		6.20	2,085
TQS	3/4 STORY	714	952		91.98	87,561
Ttl Gross Liv / Lease Area		1,666	3,216	1,875		229,939

