

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
LESSARD KENNETH C LESSARD LUCILLE D 261 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392414_2854437 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	170300		170,300											
												RES LAND		101	86600		86,600											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14000		14,000											
				SUPPLEMENTAL DATA								Total		270,900		270,900												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				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)												
LESSARD KENNETH C DESMARAIS				07293 02275		0553 0059		10-13-1989 10-29-1953		U U		I I		100,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
																		2019	101	165,500	2018	101	150,900	2017	101	148,200		
																					101	84,200		101	82,200		101	82,200
																					101	14,000		101	14,000		101	14,000
				Total												Total		263700		Total		249100		Total		244400		
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																												
Nbhd		Nbhd Name			B			Tracing			Batch																	
0001								101			MA																	
NOTES																Appraised BLDG. Value (Card) 170,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 14,000 Appraised Land Value (Bldg) 86,600 Special Land Value 0 Total Appraised Parcel Value 270,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 270,900												
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					
201702087		07-13-2017		1	PORCH		17,200		02-27-2018		100		02-27-2018		INC 16X12 DECK P		02-27-2018				333	15	PERMIT VISIT					
201502984		12-01-2015		12	REROOF		11,625		06-17-2016		100		06-17-2016		ADDITION		06-17-2016				317	15	PERMIT VISIT					
72		05-01-1991		MN	Manual Note		16,000										09-01-2005				311	2	MEASURED					
																	01-18-2000				250	22	MAILER SENT					
																	12-07-1999				247	2	MEASURED					
																	03-10-1993				131	15	PERMIT VISIT					
																	06-09-1992				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				40,000	SF	2.39	1.000	5		LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	2.15	86,000		
1	101	ONE FAM		RA				0.080	AC	7,000.00	1.000	0			1.00	MA	1.00				0			1.000	7,000.00	600		
Total Card Land Units								0.998	AC	Parcel Total Land Area: 0.9983				Total Land Value										86,600				

Property Location 261 ALLEN ST
 Vision ID 5766 Account # 5848

Map ID 85/ 3/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/19/2019 6:48:35 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	81.40	
Interior Floor 2			RCN	270,306	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1910	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	170,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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	416	7.48	1945	30	0.00	PR	F	0.90	800
04	GARAGE/L			L	696	30.48	1940	60	0.00	AV	A	1.00	12,700
02	SHED/FR			L	80	7.48	2002	70	0.00	GD	G	1.25	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,404		18.57	26,066	
EFP	ENCL PORCH	0	144		27.70	3,989	
FFL	1ST FLOOR	1,404	1,404		92.76	130,237	
OPF	OPEN PORCH	0	96		9.66	928	
SFL	2ND FLOOR	384	384		92.76	35,620	
TQS	3/4 STORY	765	1,020		69.57	70,962	
WDK	WOOD DECK	0	192		13.04	2,505	
Ttl Gross Liv / Lease Area		2,553	4,644	2,914		270,306	

