

State Use 101
Print Date 12/19/2019 6:52:18 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
CASTONGUAY LYNNE M 277 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392599_2854435												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	93200		93,200									
												RES LAND		101	86400		86,400									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1500		1,500									
				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				181,100						181,100																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
CASTONGUAY LYNNE M FILLION,DORENE G FILLION GEORGE F + DORENE G,				16131 0241		08-16-2006		U		I		185,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				15621 0582		01-06-2006		U		I		100				2019	101	90,600	2018	101	83,800	2017	101	80,000		
				03273 0216		07-20-1967		U		I		0				101	84,000	101	84,000	101	82,000					
												101	1,500			101	1,500	101	1,500							
												Total	176100			Total	169300	Total	163500							
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		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 93,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 86,400 Special Land Value 0 Total Appraised Parcel Value 181,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 181,100																
0001						101		MA																		
NOTES																										
NO FLOORING IN RRM																										
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				
201602821 140		11-08-2016 05-24-2011		12 10	REROOF SHED		5,580 6,000		05-11-2017		100		05-11-2017		12X24 REPLACE E		05-11-2017 03-30-2012 09-15-2005 12-07-1999 04-07-1992 01-12-1981			317 317 311 247 170 500	15 15 3 3 3 3	PERMIT VISIT PERMIT VISIT MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD				
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				0.050	AC	7,000.00	1.000	0		1.00	MA	1.00				0			1.000	7,000.00	400	
Total Card Land Units								0.968	AC	Parcel Total Land Area: 0.9683								Total Land Value								86,400

Property Location 277 ALLEN ST
Vision ID 5787

Account # 5869

Map ID 85/ 5/ 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	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	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	114.53	
Interior Floor 2	4	CARPET	RCN	147,904	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	93,200	
FBM Sqft	216		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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	288	7.48	2011	70	0.00	GD	A	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		26.70	23,072	
EFB	ENCL PORCH	0	160		40.01	6,402	
FFL	1ST FLOOR	888	888		133.37	118,430	
Ttl Gross Liv / Lease Area		888	1,912	1,109		147,904	

