

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
CARRIVEAU DAN R CARRIVEAU MARISA M 260 ALLEN ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	117700		117,700															
												RES LAND		101	95600		95,600															
				DRAINAGE				VIEW		COMMUNITY																						
				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		213,300		213,300																
GIS ID F_392418_2855422																																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
CARRIVEAU DAN R GUERRA THOMAS, GUERRA AMELIO A + GLORIA				18838		0317		07-12-2011		U		I		177,500		1A		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
				08627		0343		11-09-1993		U		I		1				2019		101	114,500		2018	101	106,000		2017	101	103,900			
				02453		0409		03-02-1956		U		I		0						101	93,200			101	93,200			101	91,200			
				Total												Total		207700		Total		199200		Total		195100						
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 Appraised BLDG. Value (Card) 117,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 95,600 Special Land Value 0 Total Appraised Parcel Value 213,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 213,300														
Nbhd		Nbhd Name		B		Tracing		Batch																								
0001						101		MA																								
NOTES																																
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				
201502364		08-14-2015		42		REPAIRS		19,000		06-17-2016		100		06-17-2016		RELOCATE BMT ST		06-17-2016						317		15		PERMIT VISIT				
																		10-06-2005						311		14		INSPECTED				
																		09-15-2005						311		2		MEASURED				
																		12-07-1999						247		3		MEAS+INSPCTD				
																		03-25-1992						170		3		MEAS+INSPCTD				
																		01-07-1981						500		3		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				1.710	AC	7,000.00	1.000	0		0.80	MA	1.00	SHP2			0			1.000	5,600.00	9,600							
Total Card Land Units								2.628	AC	Parcel Total Land Area: 2.6283												Total Land Value				95,600						

Property Location 260 ALLEN ST
 Vision ID 5796

Account # 5878

Map ID 85/ 58/ 1/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/19/2019 6:53:52 P

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	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	99.04	
Interior Floor 2			RCN	168,176	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1953	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	117,700	
FBM Sqft	432		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		23.29	20,121	
FFL	1ST FLOOR	1,092	1,092		116.30	127,004	
GAR	GARAGE	0	440		46.52	20,470	
OPF	OPEN PORCH	0	48		12.12	582	
Ttl Gross Liv / Lease Area		1,092	2,444	1,446		168,176	

