

State Use 101
Print Date 11-03-2020 7:43:53 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
GABOURY JACQUELYN M 107 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_389373_2856894												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		97600		97,600																			
												RES LAND		101		96300		96,300																			
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		13800		13,800																			
				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		207,700		207,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
GABOURY JACQUELYN M				03623 0434		09-10-1971		U		I		0				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed					
																2020		101		92,400		2019		101		89,800		2018		101		82,900					
																		101		96,300				101		93,500				101		93,500					
																		101		13,800				101		13,800				101		13,300					
				Total		3,471.47																															
				ASSESSING NEIGHBORHOOD																																	
Nbhd				Nbhd Name				B				Tracing				Batch																					
0001												101				MG																					
NOTES																																					
																		APPROAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										97,600									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										13,800									
																		Appraised Land Value (Bldg)										96,300									
																		Special Land Value										0									
																		Total Appraised Parcel Value										207,700									
																		Valuation Method										C									
																		Adjustment																			
																		Net Total Appraised Parcel Value										207,700									
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									
246		01-01-1984		MN		Manual Note										POOL		05-08-2018						333		3		MEAS+INSPCTD									
																		06-27-2008						317		3		MEAS+INSPCTD									
																		11-12-2001						247		14		INSPECTED									
																		10-31-2001						250		22		MAILER SENT									
																		10-30-2001						247		2		MEASURED									
																		08-04-1992						131		14		INSPECTED									
																		06-30-1992						190		1		LEFT NOTICE									
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				25,147	SF	3.58	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.83	96,300													
Total Card Land Units								0.577	AC	Parcel Total Land Area: 0.5773								Total Land Value								96,300											

Property Location 107 ALLEN ST
Vision ID 4477

Account # 4550

Map ID 59/ 47/ 7/ /

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	8	BRICK VENR	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	4	CARPET	Adj Base Rate	111.63	
Interior Floor 2	3	HARDWOOD	RCN	171,181	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1962	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	97,600	
FBM Sqft	531		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1984	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	144	7.48	2008	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,062		25.26	26,822	
EFP	ENCL PORCH	0	253		38.01	9,615	
FFL	1ST FLOOR	1,062	1,062		126.52	134,364	
OFF	OPEN PORCH	0	33		11.50	380	
Ttl Gross Liv / Lease Area		1,062	2,410	1,353		171,181	

