

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
KUSZINNA CHARLES D JR CALLAHAN JEANNE M 169 BROOKHAVEN DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	110500		110,500								
												RES LAND		101	93800		93,800								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10000		10,000								
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA																					
				Alt Prcl ID						Received															
				SP Permit						NIA															
EAST LONGMEADOW MA 01028				Chapter Land						Field 8															
				OC Dates						Field 9															
EAST LONGMEADOW MA 01028				In+Ex FY						Field 10															
				Mailed						Assoc Pid#															
GIS ID F_389622_2856750																Total		214,300		214,300					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
KUSZINNA CHARLES D JR RISTAU JOSPEH T ROBICHAUD JONATHAN E CARABETTA,MICHAEL GABOURY DOROTHY A,				23309 5		07-13-2020		Q		I		250,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				21328 0326		08-26-2016		Q		I		200,000		00		2020		101	104,900	2019	101	102,600	2018	101	94,600
				16297 0230		10-30-2006		U		I		218,000						101	93,800		101	90,900		101	90,900
				16197 0190		09-18-2006		U		I		240,000		1				101	10,000		101	10,000		101	10,000
				02196 0223		09-10-1952		U		I		0													
														Total		208700		Total		203500		Total		195500	
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		MG																	
NOTES																									
																Appraised BLDG. Value (Card)								110,500	
																Appraised Xf (B) Value (Bldg)								0	
																Appraised Ob (B) Value (Bldg)								10,000	
																Appraised Land Value (Bldg)								93,800	
																Special Land Value								0	
																Total Appraised Parcel Value								214,300	
																Valuation Method								C	
																Adjustment									
																Net Total Appraised Parcel Value								214,300	
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							
													01-26-2017			317	16	FIELDREV CHG							
													04-06-2007			250	22	MAILER SENT							
													09-21-2006			311	2	MEASURED							
													05-03-2000			247	14	INSPECTED							
													04-17-2000			247	2	MEASURED							
													07-02-1992			190	3	MEAS+INSPCTD							
													01-06-1981			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				17,440 SF	5.02	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	5.38	93,800			
Total Card Land Units							0.400	AC	Parcel Total Land Area: 0.4004							Total Land Value							93,800		

Property Location 119 ALLEN ST
 Vision ID 5154

Account # 5231

Map ID 71/ 10/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-04-2020 8:35:45 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	8	PLYWD PANL	Adj Base Rate		81.74
Interior Floor 1	3	HARDWOOD	RCN		193,909
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1900
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		110,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
04	GARAGE/L			L	400	30.48	1953	60	0.00	AV	A	1.00	7,300
03	GARAGE	OB	Outbuildi	L	160	28.18	1981	60	0.00	AV	A	1.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,182		18.46	21,823
EFB	ENCL PORCH	0	126		27.89	3,514
FFL	1ST FLOOR	1,206	1,206		92.47	111,518
HST	HALF STORY	591	1,182		46.23	54,650
OSP	SCRN PORCH	0	176		13.66	2,404
Ttl Gross Liv / Lease Area		1,797	3,872	2,097		193,909

