

Property Location

270 ALLEN ST

Map ID

85/ 55/ 4/ /

Bldg Name

State Use

101

Vision ID

5793

Account #

5875

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:16:34

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																											
BRACCI ROBERT LE BRACCI JOHN A 270 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392609_2855472		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																													
										RESIDNTL.		101		66300		66,300																													
										RES LAND		101		112900		112,900																													
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		5200		5,200																													
SUPPLEMENTAL DATA																																													
Alt Prcl ID SP Permit HBT:HBT Chapter Land OC Dates In+Ex FY Mailed										Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																			
										Total								184,400		184,400																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
BRACCI ROBERT LE BRACCI,ROBERT BRACCI ROBERT + CHRISTINE,				16523		0467		02-23-2007		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed																	
				LC-30		0		12-20-2002		U		I		1		1		2020		101		62,700		2019		101		61,300		2018		101		56,300											
				LC00		0		10-08-1982		U		I		0		0				101		112,900		2019		101		110,500		2018		101		110,500											
																				101		5,200		2019		101		5,200		2018		101		5,200											
								Total										180800						Total		177000				Total		172000													
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																													
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int																			
																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 66,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,200 Appraised Land Value (Bldg) 112,900 Special Land Value 0 Total Appraised Parcel Value 184,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 184,400																											
				Total		0.00																																							
ASSESSING NEIGHBORHOOD																																													
Nbhd				Nbhd Name				B				Tracing				Batch																													
0001												101				MA																													
NOTES																																													
SUB DIV 892																																													
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																	
201702283		08-22-2017		91		INSULATION		1,270				0						05-08-2018						333		3		MEAS+INSPCTD																	
																		09-15-2005						311		3		MEAS+INSPCTD																	
																		12-07-1999						247		3		MEAS+INSPCTD																	
																		04-08-1992						131		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								5.480		AC		7,000		1.000		0				0.70		MA		1.00		SHP3		0				1.000		4,900		26,900			
Total Card Land Units														6.398		AC		Parcel Total Land Area:				6.3983				Total Land Value										112,900									

Property Location 270 ALLEN ST
 Vision ID 5793

Account # 5875

Map ID 85/ 55/ 4/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-04-2020 10:16:35

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		98.04
Interior Floor 2	3	HARDWOOD	RCN		116,383
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1880
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	2		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	4		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		66,300
FBM Sqft			Dep % Ovr		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	200	28.18	1920	30	0.00	PR	F	0.90	1,500
01	SHED/MTL			L	24	5.18	1965	30	0.00	PR	F	0.90	0
35	POLE BRN			L	672	9.20	1986	60	0.00	AV	A	1.00	3,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	576		22.58	13,007	
EFB	ENCL PORCH	0	154		33.78	5,203	
FFL	1ST FLOOR	576	576		113.10	65,147	
HST	HALF STORY	288	576		56.55	32,574	
OFF	OPEN PORCH	0	40		11.31	452	
Ttl Gross Liv / Lease Area		864	1,922	1,029		116,383	

