

Property Location

264 ALLEN ST

Map ID

85/ 56/ 3A/ /

Bldg Name

State Use

101

Vision ID

5794

Account #

5876

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:16:45

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
EMANUEL SCOTT C EMANUEL CHERYL 264 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392597_2854876		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed		
										RESIDNTL.	101	86500	86,500		
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	81000	81,000		
										RESIDNTL.	101	1500	1,500		
		SUPPLEMENTAL DATA								Total				169,000	169,000
		Alt Prcl ID		Received											
		SP Permit		NIA											
		Chapter Land		Field 8											
		OC Dates		Field 9											
		In+Ex FY		Field 10											
		Mailed		Assoc Pid#											

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
EMANUEL SCOTT C TALLARITA LIZA DRURY, FOX,ALLEN T III FOX,ALLEN T III BRACCI ROBERT,		18389	0203	07-26-2010	U	I	168,000							Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		17083	0352	12-21-2007	U	I	150,000							2020	101	82,000	2019	101	79,800	2018	101	73,800
		14413	0412	08-09-2004	U	I	100	1A							101	81,000		101	78,800		101	78,800
		12459	0248	07-17-2002	U	I	129,900	1							101	1,500		101	1,500		101	1,500
		6830	0412	05-10-1988	U	I	121,700						Total		164500	Total		160100	Total		154100	

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									APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				86,500						
0001						101		MA		Appraised Xf (B) Value (Bldg)				0						
										Appraised Ob (B) Value (Bldg)				1,500						
										Appraised Land Value (Bldg)				81,000						
										Special Land Value				0						
										Total Appraised Parcel Value				169,000						
										Valuation Method				C						
										Adjustment										
										Net Total Appraised Parcel Value				169,000						

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					
201302580	08-20-2013	91	INSULATION	2,500		100	05-01-2014		06-27-2019			334	2	MEASURED					
310	10-05-2004	20	WOOD STOVE	0				NO COST	03-18-2011			317	16	FIELDREV CHG					
295	09-28-2004	10	SHED	2,000				16` X 12`	09-09-2010			316	14	INSPECTED					
152	06-01-1994	MN	Manual Note	1,000				POOLA	02-02-2006			311	15	PERMIT VISIT					
									02-02-2006			311	15	PERMIT VISIT					
									09-15-2005			311	3	MEAS+INSPCTD					
									01-14-2005			311	15	PERMIT VISIT					

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				25,013 SF	3.6	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.24	81,000	
Total Card Land Units							0.574	AC	Parcel Total Land Area: 0.5742							Total Land Value							81,000

Property Location 264 ALLEN ST
Vision ID 5794

Account # 5876

Map ID 85/ 56/ 3A/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-04-2020 10:16:46

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	118.05	
Interior Floor 2			RCN	151,772	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
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	86,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	36	7.48	2002	60	0.00	AV	A	1.00	200
01	SHED/MTL			L	80	5.18	2005	70	0.00	GD	A	1.00	300
02	SHED/FR			L	192	7.48	2004	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	888		27.36	24,294	
EFB	ENCL PORCH	0	140		40.95	5,732	
FFL	1ST FLOOR	888	888		136.49	121,199	
OPF	OPEN PORCH	0	40		13.65	546	
Ttl Gross Liv / Lease Area		888	1,956	1,112		151,772	

