

State Use 101
Print Date 11-04-2020 10:16:54

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
KAVANAUGH THOMAS F KAVANAUGH ANN M 262 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392484_2855425												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		113400		113,400															
												RES LAND		101		92700		92,700															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		12800		12,800															
				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		218,900		218,900															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
KAVANAUGH THOMAS F				02912 0221		10-19-1962		U		I		0				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																2020		101		107,800		2019		101		104,900		2018		101		88,100	
																		101		92,700				101		90,300				101		90,300	
																		101		12,800				101		12,800				101		12,800	
														Total		213300		Total		208000		Total		191200									
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)										113,400													
0001						101		MA		Appraised Xf (B) Value (Bldg)										0													
										Appraised Ob (B) Value (Bldg)										12,800													
										Appraised Land Value (Bldg)										92,700													
										Special Land Value										0													
										Total Appraised Parcel Value										218,900													
										Valuation Method										C													
										Adjustment																							
										Net Total Appraised Parcel Value										218,900													
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					
267		08-22-2007		21		SIDING		12,516				0				OC 6/3/2003 GAR		05-08-2018						333		3		MEAS+INSPECTD					
39		03-31-2003		7		REMODEL		17,500										03-28-2008						317		15		PERMIT VISIT					
254		11-01-1990		MN		Manual Note		8,800										09-15-2005						311		3		MEAS+INSPECTD					
																		02-12-2004						311		15		PERMIT VISIT					
																		02-01-2000						247		14		INSPECTED					
																		12-07-1999						247		2		MEASURED					
																		04-13-1992						170		3		MEAS+INSPECTD					
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				1.920		AC	7,000	1.000	0		0.50	MA	1.00	SHP3			0			1.000	3,500	6,700							
Total Card Land Units								2.838		AC	Parcel Total Land Area: 2.8383								Total Land Value										92,700				

Property Location 262 ALLEN ST
 Vision ID 5795

Account # 5877

Map ID 85/ 57/ 2/ /

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	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	4	CARPET	Adj Base Rate	112.49	
Interior Floor 2	6	CERAMIC TL	RCN	179,997	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	113,400	
FBM Sqft	691		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
02	SHED/FR	OB	Outbuildi	L	120	7.48	1975	60	0.00	AV	A	1.00	500
03	GARAGE			L	576	28.18	1990	70	0.00	GD	A	1.00	11,400
02	SHED/FR			L	90	7.48	1990	70	0.00	GD	A	1.00	500
02	SHED/FR			L	80	7.48	2005	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION												
Subarea	Description			Living	Gross	Eff Area	Unit Cost	Undeprec Value				
BMT	BASEMENT			0	864		27.14	23,448				
FFL	1ST FLOOR			1,032	1,032		135.54	139,877				
GAR	GARAGE			0	308		54.13	16,671				

