

State Use 101
Print Date 11-04-2020 10:17:06

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
CARRIVEAU DAN R CARRIVEAU MARISA M 260 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392418_2855422												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	124100		124,100														
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	95600		95,600														
				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		219,700		219,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
CARRIVEAU DAN R GUERRA THOMAS, GUERRA AMELIO A + GLORIA				18838 0317		07-12-2011		U		I		177,500		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				08627 0343		11-09-1993		U		I		1				2020	101	117,700	2019	101	114,500	2018	101	106,000							
				02453 0409		03-02-1956		U		I		0					101	95,600		101	93,200		101	93,200							
														Total		213300		Total		207700		Total		199200							
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				MA																
NOTES																															
																		APPRaised VALUE SUMMARY													
																		Appraised BLDG. Value (Card)										124,100			
																		Appraised Xf (B) Value (Bldg)										0			
																		Appraised Ob (B) Value (Bldg)										0			
																		Appraised Land Value (Bldg)										95,600			
Special Land Value																		0													
Total Appraised Parcel Value																		219,700													
Valuation Method																		C													
Adjustment																															
Net Total Appraised Parcel Value																		219,700													
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									
201502364		08-14-2015		42	REPAIRS		19,000		06-17-2016		100		06-17-2016		RELOCATE BMT ST		06-17-2016			317	15	PERMIT VISIT									
																	10-06-2005			311	14	INSPECTED									
																	09-15-2005			311	2	MEASURED									
																	12-07-1999			247	3	MEAS+INSPCTD									
																	03-25-1992			170	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	SHP2		0	TRF2	0.9	1.000	2.15	86,000								
1	101	ONE FAM	RA				1.710	AC	7,000	1.000	0		0.80	MA	1.00			0			1.000	5,600	9,600								
Total Card Land Units							2.628	AC	Parcel Total Land Area: 2.6283							Total Land Value							95,600								

Property Location 260 ALLEN ST
 Vision ID 5796

Account # 5878

Map ID 85/ 58/ 1/ /

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	3	HARDWOOD	Adj Base Rate	105.36	
Interior Floor 2			RCN	177,315	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1953	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	124,100	
FBM Sqft	432		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		24.55	21,214	
FFL	1ST FLOOR	1,092	1,092		122.62	133,906	
GAR	GARAGE	0	440		49.05	21,582	
OPF	OPEN PORCH	0	48		12.77	613	
Ttl Gross Liv / Lease Area		1,092	2,444	1,446		177,315	

