

Property Location

252 ALLEN ST

Map ID

85/ 59/ 0/ /

Bldg Name

State Use

931R

Vision ID

5797

Account #

5879

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:17:13

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TOWN OF EAST LONGMEADOW 60 CENTER SQ EAST LONGMEADOW MA 01028 GIS ID F_392327_2854970		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						EXEMPT	931	167900	167,900												
						EXM LAND	931	108800	108,800												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA				Total		276,700	276,700												
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TOWN OF EAST LONGMEADOW HOUSEHOLD FINANCE, YABLUN FRED + LORRAINE S		10942	0131	09-28-1999	U	I	1	1E	Year	Code	Assessed	Year	Code	Assessed							
		09033	0233	01-04-1995	U	I	157,484	1L	2020	931	158,500	2019	931	153,800							
		03687	0116	05-02-1972	U	I	0			931	108,800		931	105,900							
								Total		267300	Total		259700	Total		247100					
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) 167,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 108,800 Special Land Value 0 Total Appraised Parcel Value 276,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 276,700												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						931		MA													
NOTES																					
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							
									06-03-2004 01-07-1981			303 500	2 3	MEASURED 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	931R	MUN-IMPR	RA				29,244 SF	3.72	1.000	5	LAND	1.00	MA	1.00			0		1.000	3.72	108,800
Total Card Land Units							0.671	AC	Parcel Total Land Area:				0.6714	Total Land Value							108,800

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Bldg # 1

Bldg Name
 Sec # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units		
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2			931R	MUN-IMPR	Percentage
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		101.09
Interior Floor 2	4	CARPET	RCN		409,535
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1967
AC Type	01	NONE	Effective Year Built		1964
Bedrooms	4		Depreciation Code		FR
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		54
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		5
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens			Overall % Condition		41
Extra Kitchen St			RCNLD		167,900
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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	
ATC	ATTIC	651	2,604		26.99	70,271	
BMT	BASEMENT	0	2,604		21.60	56,238	
EPF	ENCL PORCH	0	60		32.38	1,943	
FFL	1ST FLOOR	2,604	2,604		107.94	281,083	
Ttl Gross Liv / Lease Area		3,255	7,872	3,794		409,535	

