

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FENNEY BRUCE FENNEY LEANNE 40 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_388200_2857910										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	267600				267,600										
												RES LAND		101	107200				107,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	15500				15,500										
				SUPPLEMENTAL DATA								Total		390,300		390,300													
				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)													
FENNEY BRUCE FENNEY LEANNE, FEDERAL NATIONAL CONTE DONNA M NIMMO				12273	0474	03-15-2002	U	I			1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				09122	0595	05-04-1995	U	I			109,890		2021	101	255,500	2020	101	241,100	2019	101	233,800								
				09046	0082	01-25-1995	U	I			96,994	1L		101	99,100		101	99,100		101	96,000								
				06522	0589	06-15-1987	U	I			131,000			101	15,500		101	15,500		101	15,500								
				06277	0365	10-31-1986	U	I			125,000		Total		370,100	Total		355,700	Total		345,300								
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		MG																					
NOTES																													
												Appraised BLDG. Value (Card)								267,600									
												Appraised Xf (B) Value (Bldg)								0									
												Appraised Ob (B) Value (Bldg)								15,500									
												Appraised Land Value (Bldg)								107,200									
												Special Land Value								0									
												Total Appraised Parcel Value								390,300									
												Valuation Method								C									
												Adjustment																	
												Net Total Appraised Parcel Value								390,300									
												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	
201501958		06-24-2015		62		SOLAR		28,600		06-03-2016		100		06-03-2016		18` X 38` INGROUN 50` X 24` ADDITION FED		06-03-2016						317		15		PERMIT VISIT	
132		05-17-2007		11		POOL		22,700						03-21-2008				317						15		PERMIT VISIT			
83		04-27-2004		4		ADDITION		50,000						03-21-2008				317						15		PERMIT VISIT			
37		01-01-1982		MN		Manual Note								01-27-2006				311						15		PERMIT VISIT			
														12-30-2005				250						1		LEFT NOTICE			
														10-02-2001				247						3		MEAS+INSPCTD			
														07-10-1992		131		14		INSPECTED									
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				31,165	SF	3.21		1.190	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	3.44		107,200		
Total Card Land Units								0.72	AC	Parcel Total Land Area: 0.72								Total Land Value										107,200	

Property Location 40 ALLEN ST
Vision ID 4384

Account # 4453

Map ID 58/ 21A/ 0/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/3/2021 11:05:47 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	2	CONC BLOCK	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	3	HARDWOOD	Adj Base Rate	79.14	
Interior Floor 2			RCN	347,520	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1935	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	4		Depreciation Code	GV	
Full Baths	2		Remodel Rating	05	
Half Baths	0		Year Remodeled	2004	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	267,600	
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
19	PATIO			L	320	5.75	1955	50	0.00	FR	F	0.90	800
02	SHED/FR			L	120	7.48	2000	70	0.00	GD	G	1.25	800
11	POOL I-V	OB	Outbuildi	L	684	29.00	2007	70	0.00	GD	A	1.00	13,900
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1995	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	360		18.59	6,694	
EFB	ENCL PORCH	0	162		28.12	4,556	
FFL	1ST FLOOR	1,622	1,622		92.97	150,797	
GAR	GARAGE	0	750		37.19	27,891	
HST	HALF STORY	360	720		46.48	33,469	
OPF	OPEN PORCH	0	150		9.30	1,395	
SFL	2ND FLOOR	1,250	1,250		92.97	116,212	
WDK	WOOD DECK	0	497		13.09	6,508	
Ttl Gross Liv / Lease Area		3,232	5,511	3,738		347,520	

