

State Use 101
Print Date 11/8/2021 3:08:08 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
LESSARD KENNETH C LESSARD LUCILLE D 261 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392414_2854437 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	187800		187,800						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	93400		93,400						
												RESIDNTL.		101	14000		14,000						
				SUPPLEMENTAL DATA												Total		295,200		295,200			
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)							
LESSARD KENNETH C DESMARAIS				07293	0553	10-13-1989	U	I	100,000			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				02275	0059	10-29-1953	U	I	0			2021	101	179,800	2020	101	170,300	2019	101	165,500			
												101	86,600		101	86,600		101	84,200				
												101	14,000		101	14,000		101	14,000				
				Total			280,400		Total			270,900		Total		263,700							
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		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 187,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 14,000 Appraised Land Value (Bldg) 93,400 Special Land Value 0 Total Appraised Parcel Value 295,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 295,200													
0001						101		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							
201702087	07-13-2017	1	PORCH		17,200	02-27-2018	100	02-27-2018	INC 16X12 DECK P		02-27-2018			333	15	PERMIT VISIT							
201502984	12-01-2015	12	REROOF		11,625	06-17-2016	100	06-17-2016			06-17-2016			317	15	PERMIT VISIT							
72	05-01-1991	MN	Manual Note		16,000				ADDITION		09-01-2005			311	2	MEASURED							
											01-18-2000			250	22	MAILER SENT							
											12-07-1999			247	2	MEASURED							
											03-10-1993			131	15	PERMIT VISIT							
											06-09-1992	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				40,000	SF	2.58	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.32	92,800
1	101	ONE FAM	RA				0.080	AC	7,000	1.000	0		1.00	MA	1.00			0			1.000	7,000	600
Total Card Land Units							1.00	AC	Parcel Total Land Area: 1.00							Total Land Value							93,400

Property Location 261 ALLEN ST
Vision ID 5766

Account # 5848

Map ID 85/ 3/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/8/2021 3:08:09 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	90.93	
Interior Floor 2			RCN	298,076	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1910	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	187,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	416	7.48	1945	30	0.00	PR	F	0.90	800
04	GARAGE/L			L	696	30.48	1940	60	0.00	AV	A	1.00	12,700
02	SHED/FR			L	80	7.48	2002	70	0.00	GD	G	1.25	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,404		20.47	28,744	
EFB	ENCL PORCH	0	144		30.55	4,399	
FFL	1ST FLOOR	1,404	1,404		102.29	143,617	
OPF	OPEN PORCH	0	96		10.66	1,023	
SFL	2ND FLOOR	384	384		102.29	39,280	
TQS	3/4 STORY	765	1,020		76.72	78,253	
WDK	WOOD DECK	0	192		14.38	2,762	
Ttl Gross Liv / Lease Area		2,553	4,644	2,914		298,076	

