

State Use 101
Print Date 11/8/2021 3:11:23 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
CASTONGUAY LYNNE M 277 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392599_2854435												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	102500		102,500									
												RES LAND		101	93200		93,200									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1500		1,500									
				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		197,200		197,200										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
CASTONGUAY LYNNE M FILLION,DORENE G FILLION GEORGE F + DORENE G,				16131		0241		08-16-2006		U		I		185,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				15621		0582		01-06-2006		U		I		100				2021	101	98,300	2020	101	93,200	2019	101	90,600
				03273		0216		07-20-1967		U		I		0					101	86,400		101	86,400		101	84,000
																			101	1,500		101	1,500		101	1,500
				Total		0.00										Total	186,200	Total	181,100	Total	176,100					
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																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 102,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 93,200 Special Land Value 0 Total Appraised Parcel Value 197,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 197,200								
Nbhd		Nbhd Name				B		Tracing				Batch														
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		
201602821		11-08-2016		12	REROOF		5,580		05-11-2017		100		05-11-2017		12X24 REPLACE E		05-11-2017					317	15	PERMIT VISIT		
140		05-24-2011		10	SHED		6,000						03-30-2012				317	15				PERMIT VISIT				
													09-15-2005				311	3				MEAS+INSPCTD				
													12-07-1999				247	3				MEAS+INSPCTD				
													04-07-1992				170	3				MEAS+INSPCTD				
													01-12-1981		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	2.58	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.32	92,800			
1	101	ONE FAM	RA				0.050	AC	7,000	1.000	0		1.00	MA	1.00			0			1.000	7,000	400			
Total Card Land Units							0.97	AC	Parcel Total Land Area: 0.97							Total Land Value							93,200			

Property Location 277 ALLEN ST
 Vision ID 5787

Account # 5869

Map ID 85/ 5/ 0/ /

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	3	ALUMINUM	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	127.93	
Interior Floor 2	4	CARPET	RCN	162,764	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		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	102,500	
FBM Sqft	216		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
02	SHED/FR			L	288	7.48	2011	70	0.00	GD	A	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		29.39	25,391	
EFB	ENCL PORCH	0	160		44.03	7,045	
FFL	1ST FLOOR	888	888		146.77	130,329	
Ttl Gross Liv / Lease Area		888	1,912	1,109		162,764	

