

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
EMANUEL SCOTT C EMANUEL CHERYL 264 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392597_2854876												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	90200		90,200																
												RES LAND		101	87500		87,500																
				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		179,200		179,200																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
EMANUEL SCOTT C TALLARITA LIZA DRURY, FOX,ALLEN T III FOX,ALLEN T III BRACCI ROBERT,				18389		0203		07-26-2010		U		I		168,000		1A 1		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed		
				17083		0352		12-21-2007		U		I		150,000				2021		101	86,500		2020		101	82,000		2019		101	79,800		
				14413		0412		08-09-2004		U		I		100						101	81,000				101	81,000		101		78,800			
				12459		0248		07-17-2002		U		I		129,900						101	1,500				101	1,500		101		1,500			
				06830		0412		05-10-1988		U		I		121,700				Total		169,000		Total		164,500		Total		160,100					
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																																	
Nbhd		Nbhd Name		B		Tracing		Batch																									
0001						101		MA																									
NOTES																																	
SUB DIV 892																		Appraised BLDG. Value (Card)										90,200					
																		Appraised Xf (B) Value (Bldg)										0					
																		Appraised Ob (B) Value (Bldg)										1,500					
																		Appraised Land Value (Bldg)										87,500					
																		Special Land Value										0					
																		Total Appraised Parcel Value										179,200					
																		Valuation Method										C					
																		Adjustment															
																		Net Total Appraised Parcel Value										179,200					
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					
201302580		08-20-2013		91		INSULATION		2,500				100		05-01-2014				06-27-2019						334		2		MEASURED					
310		10-05-2004		20		WOOD STOVE		0								NO COST		03-18-2011						317		16		FIELDREV CHG					
295		09-28-2004		10		SHED		2,000								16` X 12`		09-09-2010						316		14		INSPECTED					
152		06-01-1994		MN		Manual Note		1,000								POOLA		02-02-2006						311		15		PERMIT VISIT					
																		02-02-2006						311		15		PERMIT VISIT					
																		09-15-2005						311		3		MEAS+INSPCTD					
																		01-14-2005						311		15		PERMIT VISIT					
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				25,013	SF	3.89	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	3.5	87,500							
Total Card Land Units																		0.57	AC	Parcel Total Land Area:		0.57	Total Land Value										87,500

Property Location 264 ALLEN ST
 Vision ID 5794

Account # 5876

Map ID 85/ 56/ 3A/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/8/2021 3:12:28 PM

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	123.95	
Interior Floor 2			RCN	158,332	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	4		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	57	
Extra Kitchen St			RCNLD	90,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	36	7.48	2002	60	0.00	AV	A	1.00	200
01	SHED/MTL			L	80	5.18	2005	70	0.00	GD	A	1.00	300
02	SHED/FR			L	192	7.48	2004	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	888		28.54	25,345	
EFB	ENCL PORCH	0	140		42.72	5,980	
FFL	1ST FLOOR	888	888		142.38	126,438	
OFF	OPEN PORCH	0	40		14.24	570	
Ttl Gross Liv / Lease Area		888	1,956	1,112		158,332	

