

State Use 101
Print Date 11/8/2021 3:12:38 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
KAVANAUGH THOMAS F KAVANAUGH ANN M 262 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392484_2855425												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	118100		118,100															
												RES LAND		101	99500		99,500															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	12800		12,800															
				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		230,400		230,400														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																	
KAVANAUGH THOMAS F				02912	0221	10-19-1962	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
												2021	101	113,400	2020	101	107,800	2019	101	104,900												
													101	92,700		101	92,700		101	90,300												
													101	12,800		101	12,800		101	12,800												
Total												218,900		Total		213,300		Total		208,000												
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) 118,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 12,800 Appraised Land Value (Bldg) 99,500 Special Land Value 0 Total Appraised Parcel Value 230,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 230,400																		
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	
														267	08-22-2007		21	SIDING		12,516		0		OC 6/3/2003 GAR	05-08-2018				333	3	MEAS+INSPCTD	
														39	03-31-2003		7	REMODEL		17,500					03-28-2008				317	15	PERMIT VISIT	
254		11-01-1990	MN	Manual Note		8,800	09-15-2005	311	3	MEAS+INSPCTD																						
							02-12-2004	311	15	PERMIT VISIT																						
														02-01-2000	247	14	INSPECTED															
														12-07-1999	247	2	MEASURED															
														04-13-1992	170	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	SHP3		0	TRF2	0.9	1.000	2.32	92,800									
1	101	ONE FAM	RA				1.920	AC	7,000	1.000	0		0.50	MA				0			1.000	3,500	6,700									
Total Card Land Units							2.84	AC	Parcel Total Land Area: 2.84					Total Land Value										99,500								

Property Location 262 ALLEN ST
 Vision ID 5795

Account # 5877

Map ID 85/ 57/ 2/ /

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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	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	4	CARPET	Adj Base Rate		118.12
Interior Floor 2	6	CERAMIC TL	RCN		187,473
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1952
AC Type	03	FULL	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		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		118,100
FBM Sqft	691		Dep % Ovr		
FBM Quality	1		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
02	SHED/FR	OB	Outbuildi	L	120	7.48	1975	60	0.00	AV	A	1.00	500
03	GARAGE			L	576	28.18	1990	70	0.00	GD	A	1.00	11,400
02	SHED/FR			L	90	7.48	1990	70	0.00	GD	A	1.00	500
02	SHED/FR			L	80	7.48	2005	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		28.27	24,422	
FFL	1ST FLOOR	1,032	1,032		141.17	145,687	
GAR	GARAGE	0	308		56.38	17,364	
Ttl Gross Liv / Lease Area		1,032	2,204	1,328		187,473	

