

State Use 931R
Print Date 11/8/2021 3:12:55 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																													
TOWN OF EAST LONGMEADOW 60 CENTER SQ EAST LONGMEADOW MA 01028 GIS ID F_392327_2854970												Description		Code		Appraised		Assessed																															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		EXEMPT		931		175800		175,800																															
				DRAINAGE				VIEW		COMMUNITY		EXM LAND		931		108800		108,800																															
				SUPPLEMENTAL DATA												Total		284,600		284,600																													
				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)																																	
TOWN OF EAST LONGMEADOW HOUSEHOLD FINANCE, YABLUN FRED + LORRAINE S				10942		0131		09-28-1999		U		I		1		1E		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
				09033		0233		01-04-1995		U		I		157,484		1L		2021		931		167,900		2020		931		158,500		2019		931		153,800															
				03687		0116		05-02-1972		U		I		0				2021		931		108,800		2020		931		108,800		2019		931		105,900															
																		Total		276,700		Total		267,300		Total		259,700																					
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																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 175,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 108,800 Special Land Value 0 Total Appraised Parcel Value 284,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 284,600																																	
Nbhd		Nbhd Name		B		Tracing		Batch																																									
0001						931		MA																																									
NOTES																BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY																									
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp																		Comments																	
LAND LINE VALUATION SECTION																Total Land Value 108,800																																	
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		931R		MUN-IMPR		RA								29,244										SF		3.72		1.000		5		LAND		1.00		MA		1.00				0		1.000		3.72		108,800	
Total Card Land Units 0.67 AC Parcel Total Land Area: 0.67																																																	

Property Location 252 ALLEN ST
Vision ID 5797

Account # 5879

Map ID 85/ 59/ 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	05	CAPE	Basement Floor	1.00	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys		
Stories	1.50	1 1/2 STORIES	Units		
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	Percentage
Exterior Wall 2			931R	MUN-IMPR	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		106.15
Interior Floor 1	3	HARDWOOD	RCN		428,733
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1967
Heat Type	3	FORCED H/W	Effective Year Built		1964
AC Type	01	NONE	Depreciation Code		FR
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		54
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		5
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		41
Extra Kitchens			RCNLD		175,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			Cost to Cure Ovr Comment		
Frame	1	WOOD			

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	651	2,604		28.25	73,565	
BMT	BASEMENT	0	2,604		22.61	58,875	
EPF	ENCL PORCH	0	60		33.90	2,034	
FFL	1ST FLOOR	2,604	2,604		113.00	294,260	
Ttl Gross Liv / Lease Area		3,255	7,872	3,794		428,733	

