

State Use 101
Print Date 12-13-2022 8:39:33 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MEUNIER WENDI L KONDRACKI ANN D 139 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_390068_2856231												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	153300		153,300												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	124100		124,100												
												RESIDNTL.		101	3300		3,300												
				SUPPLEMENTAL DATA												Total		280,700		280,700									
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)													
MEUNIER WENDI L MEUNIER WENDI L MEUNIER ROBERT, CARABETTA MICHAEL				23701		0160		02-10-2021		U		I		100		1A		Year	Code	Assessed	Year			Code	Assessed	Year	Code	Assessed	
				19546		0325		11-15-2012		U		I		1		1A		2022	101	136,600	2021			101	130,900	2020	101	124,100	
				16059		0349		07-19-2006		U		I		208,000					101	111,700		101	103,700		101	103,700			
				01816		0400		02-21-1946		U		I		0					101	3,300		101	3,300		101	3,300			
				Total														Total	251,600	Total	237,900	Total	231,100						
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 153,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,300 Appraised Land Value (Bldg) 124,100 Special Land Value 0 Total Appraised Parcel Value 280,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 280,700														
Total				0.00																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		MG																					
NOTES																													
SUB DIV 1008																													
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	
129		05-18-2007		11		POOL		4,000								ABOVE GROUND		07-03-2018						333		3		MEAS+INSPCTD	
278		08-11-2006		4		ADDITION		20,000								ADD DORMER TO		05-08-2018						333		2		MEASURED	
48		01-01-1983		MN		Manual Note										SHED		03-13-2008						350		15		PERMIT VISIT	
																		03-13-2008						317		15		PERMIT VISIT	
																		04-03-2007						250		22		MAILER SENT	
																		03-15-2007						311		3		MEAS+INSPCTD	
																		03-02-2007						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				40,000	SF	2.84	1.200	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	3.07	122,800			
1	101	ONE FAM		RA				0.190	AC	7,000.00	1.000	0		1.00	MG	1.00					0			1.000	7,000	1,300			
Total Card Land Units								1.11	AC	Parcel Total Land Area: 1.11								Total Land Value										124,100	

Property Location 139 ALLEN ST
 Vision ID 5211

Account # 5288

Map ID 71/ 7/ G/ I

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12-13-2022 8:39:33 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		116.99
Interior Floor 2	3	HARDWOOD	RCN		243,347
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1949
AC Type	01	NONE	Effective Year Built		1984
Bedrooms	4		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		37
Total Rooms	6		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		153,300
FBM Sqft			Dep % Ovr		
FBM Quality			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
07	POOL A-C	OB	Outbuildi	L	22	69.00	2007	70	0.00	GD	A	1.00	1,100
02	SHED/FR			L	96	7.48	2009	60	0.00	AV	A	1.00	400
02	SHED/FR			L	120	7.48	2015	60	0.00	AV	A	1.00	500
21	PAVILLION/C	OB	Outbuildi	L	144	15.00	2011	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	850		26.38	22,422
EFP	ENCL PORCH	0	200		65.95	13,190
FFL	1ST FLOOR	850	850		131.90	112,111
GAR	GARAGE	0	280		52.76	14,772
PAT	PATIO	0	144		6.41	923
TQS	3/4 STORY	606	808		98.92	79,929
Ttl Gross Liv / Lease Area		1,456	3,132			243,347

