

State Use 101
Print Date 12-13-2022 10:06:16

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
CASTONGUAY LYNNE M 277 ALLEN ST EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		115200		115,200																											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		102800		102,800																											
												RESIDNTL.		101		1500		1,500																											
				SUPPLEMENTAL DATA																																									
GIS ID F_392599_2854435 Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		219,500		219,500																											
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				2022		101		102,500		2021		101		98,300		2020		101		93,200													
				03273 0216		07-20-1967		U		I		0						101		93,200				101		86,400		101		86,400															
																		101		1,500				101		1,500		101		1,500															
				Total												Total		197,200		Total		186,200		Total		181,100																			
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) 115,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 102,800 Special Land Value 0 Total Appraised Parcel Value 219,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 219,500																													
Nbhd				Nbhd Name				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 140		11-08-2016 05-24-2011		12 10		REROOF SHED		5,580 6,000		05-11-2017		100		05-11-2017		12X24 REPLACE E		05-11-2017 03-30-2012 09-15-2005 12-07-1999 04-07-1992 01-12-1981						317 317 311 247 170 500		15 15 3 3 3 3		PERMIT VISIT PERMIT VISIT MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD 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		2.84		1.000		5		LAND		1.00		MA		1.00						0		TRF2		0.9		1.000		2.56		102,400	
1		101		ONE FAM		RA								0.050		7,000.00		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										102,800					

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		Percentage
Exterior Wall 2			101	ONE FAM		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		141.97	
Interior Floor 1	3	HARDWOOD	RCN		182,878	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1967	
Heat Type	3	FORCED H/W	Effective Year Built		1984	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		115,200	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	216		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	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
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		32.09	27,728	
EFB	ENCL PORCH	0	160		80.14	12,822	
FFL	1ST FLOOR	888	888		160.28	142,327	
Ttl Gross Liv / Lease Area		888	1,912			182,878	

