

Property Location

270 ALLEN ST

Map ID

85/ 55/ 4/ /

Bldg Name

State Use

101

Vision ID

5793

Account #

5875

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:07:11

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
BRACCI JOHN A						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	78900	78,900															
					RES LAND	101	129300	129,300															
					RESIDNTL.	101	5200	5,200															
270 ALLEN ST	DRAINAGE		VIEW	COMMUNITY																			
SUPPLEMENTAL DATA																							
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit HBT:HBT Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		213,400	213,400														
GIS ID F_392609_2855472																							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
BRACCI JOHN A BRACCI ROBERT LE BRACCI,ROBERT BRACCI ROBERT + CHRISTINE,	33162	LC	04-28-2022	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed										
	16523	0467	02-23-2007	U	I	100	1A	2022	101	69,200	2021	101	66,300										
	LC-30	0000	12-20-2002	U	I	1	1		101	119,700		101	112,900										
	LC00	0000	10-08-1982	U	I	0			101	5,200		101	5,200										
Total								194,100		Total		184,400											
Total										Total		180,800											
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) 78,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,200 Appraised Land Value (Bldg) 129,300 Special Land Value 0 Total Appraised Parcel Value 213,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 213,400														
Nbhd	Nbhd Name		Tracing		Batch																		
0001			101		MA																		
NOTES																							
SUB DIV 892																							
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									
201702283	08-22-2017	91	INSULATION	1,270		0			05-08-2018			333	3	MEAS+INSPCTD									
									09-15-2005			311	3	MEAS+INSPCTD									
									12-07-1999			247	3	MEAS+INSPCTD									
									04-08-1992			131	3	MEAS+INSPCTD									
									01-07-1981			500	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	2.84	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.56	102,400	
1	101	ONE FAM	RA				5.480 AC	7,000.00	1.000	0		0.70	MA	1.00	SHP3		0			1.000	4,900	26,900	
Total Card Land Units							6.40 AC	Parcel Total Land Area:				6.40	Total Land Value										129,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	3	MASONRY	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		115.99	
Interior Floor 1	4	CARPET	RCN		138,449	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1880	
Heat Type	1	FORCED H/A	Effective Year Built		1978	
AC Type	01	NONE	Depreciation Code		AV	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	0		Functional Obsol			
Total Rooms	4		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		78,900	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	200	28.18	1920	30	0.00	PR	F	0.90	1,500
01	SHED/MTL			L	24	5.18	1965	30	0.00	PR	F	0.90	0
35	POLE BRN			L	672	9.20	1986	60	0.00	AV	A	1.00	3,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	576		26.08	15,020	
EFP	ENCL PORCH	0	154		65.31	10,057	
FFL	1ST FLOOR	576	576		130.61	75,233	
HST	HALF STORY	288	576		65.31	37,616	
OFF	OPEN PORCH	0	40		13.06	522	
Ttl Gross Liv / Lease Area		864	1,922			138,449	

