

Property Location

264 ALLEN ST

Map ID

85/ 56/ 3A/ /

Bldg Name

State Use

101

Vision ID

5794

Account #

5876

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:07:21

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
EMANUEL SCOTT C EMANUEL CHERYL 264 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392597_2854876		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	101200	101,200												
						RES LAND	101	96300	96,300												
						RESIDNTL.	101	1500	1,500												
		DRAINAGE		VIEW	COMMUNITY																
		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		199,000	199,000												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
EMANUEL SCOTT C TALLARITA LIZA DRURY, FOX,ALLEN T III FOX,ALLEN T III BRACCI ROBERT,		18389	0203	07-26-2010	U	I	168,000	1A 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		17083	0352	12-21-2007	U	I	150,000		2022	101	90,200	2021	101	86,500	2020	101	82,000				
		14413	0412	08-09-2004	U	I	100			101	87,500		101	81,000		101	81,000				
		12459	0248	07-17-2002	U	I	129,900			101	1,500		101	1,500		101	1,500				
		06830	0412	05-10-1988	U	I	121,700		Total		179,200	Total		169,000	Total		164,500				
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											
Nbhd		Nbhd Name		Tracing		Batch				Appraised BLDG. Value (Card)				101,200							
0001				101		MA				Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				1,500							
										Appraised Land Value (Bldg)				96,300							
										Special Land Value				0							
										Total Appraised Parcel Value				199,000							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				199,000							
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							
201302580	08-20-2013	91	INSULATION	2,500		100	05-01-2014	NO COST 16` X 12` POOLA	06-27-2019			334	2	MEASURED							
310	10-05-2004	20	WOOD STOVE	0					03-18-2011				317	16	FIELDREV CHG						
295	09-28-2004	10	SHED	2,000					09-09-2010				316	14	INSPECTED						
152	06-01-1994	MN	Manual Note	1,000					02-02-2006				311	15	PERMIT VISIT						
									02-02-2006				311	15	PERMIT VISIT						
									09-15-2005			311	3	MEAS+INSPCTD							
									01-14-2005			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				25,013 SF	4.28	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	3.85	96,300
Total Card Land Units							0.57	AC	Parcel Total Land Area: 0.57							Total Land Value					96,300

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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	
Exterior Wall 2			101	ONE FAM	
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	3	HARDWOOD	Adj Base Rate	137.77	
Interior Floor 2			RCN	177,558	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	4		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	57	
Extra Kitchen St			RCNLD	101,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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			L	36	7.48	2002	60	0.00	AV	A	1.00	200
01	SHED/MTL			L	80	5.18	2005	70	0.00	GD	A	1.00	300
02	SHED/FR			L	192	7.48	2004	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	888		31.22	27,724
EFB	ENCL PORCH	0	140		77.88	10,903
FFL	1ST FLOOR	888	888		155.75	138,308
OPF	OPEN PORCH	0	40		15.58	623
Ttl Gross Liv / Lease Area		888	1,956			177,558

