

State Use 101
Print Date 12-13-2022 10:07:30

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
KAVANAUGH THOMAS F KAVANAUGH ANN M 262 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392484_2855425												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	130300		130,300											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	109100		109,100											
												RESIDNTL.		101	12800		12,800											
				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		252,200		252,200												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
KAVANAUGH THOMAS F				02912	0221	10-19-1962	U	I	0			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
												2022	101	118,100	2021	101	113,400	2020	101	107,800								
													101	99,500		101	92,700		101	92,700								
													101	12,800		101	12,800		101	12,800								
Total												230,400		Total		218,900		Total		213,300								
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) 130,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 12,800 Appraised Land Value (Bldg) 109,100 Special Land Value 0 Total Appraised Parcel Value 252,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 252,200														
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					
267		08-22-2007		21	SIDING		12,516				0				OC 6/3/2003 GAR		05-08-2018				333	3	MEAS+INSPCTD					
39		03-31-2003		7	REMODEL		17,500										03-28-2008						317		15		PERMIT VISIT	
254		11-01-1990		MN	Manual Note		8,800										09-15-2005						311		3		MEAS+INSPCTD	
																	02-12-2004						311		15		PERMIT VISIT	
																	02-01-2000			247	14	INSPECTED						
																			12-07-1999			247	2	MEASURED				
																			04-13-1992			170	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	SHP3			0	TRF2	0.9	1.000	2.56	102,400		
1	101	ONE FAM		RA				1.920	AC	7,000.00	1.000	0			0.50	MA	1.00				0			1.000	3,500	6,700		
Total Card Land Units								2.84	AC	Parcel Total Land Area: 2.84								Total Land Value										109,100

Property Location 262 ALLEN ST
Vision ID 5795

Account # 5877

Map ID 85/ 57/ 2/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12-13-2022 10:07:30

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	4	VINYL	Code	Description	
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		132.74
Interior Floor 1	4	CARPET	RCN		206,889
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1952
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		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		130,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	691		Dep Ovr Comment		
FBM Quality	1		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
02	SHED/FR	OB	Outbuildi	L	120	7.48	1975	60	0.00	AV	A	1.00	500
03	GARAGE			L	576	28.18	1990	70	0.00	GD	A	1.00	11,400
02	SHED/FR			L	90	7.48	1990	70	0.00	GD	A	1.00	500
02	SHED/FR			L	80	7.48	2005	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		31.19	26,952	
FFL	1ST FLOOR	1,032	1,032		155.79	160,775	
GAR	GARAGE	0	308		62.21	19,162	
Ttl Gross Liv / Lease Area		1,032	2,204			206,889	

