

State Use 101
Print Date 12-13-2022 10:07:40

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
CARRIVEAU DAN R CARRIVEAU MARISA M 260 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392418_2855422												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		146400		146,400																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		112000		112,000																	
												RESIDNTL.		101		800		800																	
				SUPPLEMENTAL DATA												Total		259,200		259,200															
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)																			
CARRIVEAU DAN R GUERRA THOMAS, GUERRAAMELIO A + GLORIA				18838		0317		07-12-2011		U		I		177,500		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				08627		0343		11-09-1993		U		I		1				2022		101		129,500		2021		101		124,100		2020		101		117,700	
				02453		0409		03-02-1956		U		I		0						101		102,400				101		95,600		101		95,600			
																		Total		231,900		Total		219,700		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																																			
Nbhd				Nbhd Name				Tracing				Batch																							
0001								101				MA																							
NOTES																																			
																APPRaised VALUE SUMMARY																			
																Appraised BLDG. Value (Card)								146,400											
																Appraised Xf (B) Value (Bldg)								0											
																Appraised Ob (B) Value (Bldg)								800											
																Appraised Land Value (Bldg)								112,000											
																Special Land Value								0											
Total Appraised Parcel Value								259,200																											
Valuation Method								C																											
Adjustment																																			
Net Total Appraised Parcel Value								259,200																											
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							
201502364		08-14-2015		42		REPAIRS		19,000		06-17-2016		100		06-17-2016		RELOCATE BMT ST		06-17-2016						317		15		PERMIT VISIT							
																		10-06-2005						311		14		INSPECTED							
																		09-15-2005						311		2		MEASURED							
																		12-07-1999						247		3		MEAS+INSPECTD							
																		03-25-1992						170		3		MEAS+INSPECTD							
																		01-07-1981						500		3		MEAS+INSPECTD							
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				1.710	AC	7,000.00	1.000	0		0.80	MA	1.00	SHP2			0			1.000	5,600	9,600										
Total Card Land Units								2.63	AC	Parcel Total Land Area: 2.63								Total Land Value								112,000									

Property Location 260 ALLEN ST
Vision ID 5796

Account # 5878

Map ID 85/ 58/ 1/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12-13-2022 10:07:41

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		122.25
Interior Floor 1	3	HARDWOOD	RCN		209,195
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1953
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
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		70
Extra Kitchens	0		RCNLD		146,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	432		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	160	7.48	2020	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		27.80	24,015	
FFL	1ST FLOOR	1,092	1,092		138.82	151,587	
GAR	GARAGE	0	440		55.53	24,432	
OPF	OPEN PORCH	0	48		14.46	694	
WDK	WOOD DECK	0	306		27.67	8,468	
Ttl Gross Liv / Lease Area		1,092	2,750			209,195	

