

State Use 101
Print Date 11/14/2023 9:17:18 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
CURTIS MICHAEL A CURTIS JEAN A 146 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_390348_2856361												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	153700		153,700									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	127300		127,300									
												RESIDNTL.		101	18400		18,400									
				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		299,400		299,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
CURTIS MICHAEL A CARABETTA,MICHAEL COWERN,LINDA GROLL FANNY,				17394	0174	07-17-2008	U	I	225,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				16954	0196	10-01-2007	U	I	218,000				2023	101	141,300	2022	101	127,900	2021	101	122,700					
				12580	0478	09-19-2002	U	I	155,000					101	115,500		101	104,300		101	96,500					
				03905	0048	01-08-1974	U	I	0					101	15,300		101	15,300		101	15,300					
														Total		272,100		Total		247,500		Total		234,500		
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														APPROAISED VALUE SUMMARY								
Nbhd		Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)								153,700				
0001						101				MG				Appraised Xf (B) Value (Bldg)								0				
														Appraised Ob (B) Value (Bldg)								18,400				
														Appraised Land Value (Bldg)								127,300				
														Special Land Value								0				
														Total Appraised Parcel Value								299,400				
														Valuation Method								C				
														Adjustment												
														Net Total Appraised Parcel Value								299,400				
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			
123		05-10-2010		11	POOL		720								24' ABOVE GROUND		06-27-2019				334	3	MEAS+INSPCTD			
																	02-11-2011				317	15	PERMIT VISIT			
																	04-06-2007				250	P1	PHONE MESSAG			
																	09-21-2006				311	2	MEASURED			
																	05-03-2000				247	14	INSPECTED			
																	04-13-2000				247	2	MEASURED			
																	03-18-1992				131	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				25,000	SF	4.71	1.200	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	5.09	127,300	
Total Card Land Units								0.57	AC	Parcel Total Land Area: 0.57								Total Land Value								127,300

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	Percentage
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		147.55
Interior Floor 2	6	CERAMIC TL	RCN		219,512
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1955
AC Type	03	FULL	Effective Year Built		1991
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		153,700
FBM Sqft	593		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	528	32.00	1967	70	0.00	GD	A	1.00	11,800
02	SHED/FR			L	180	12.00	1970	60	0.00	AV	A	1.00	1,300
14	SCRN HSE			L	264	20.00	1970	60	0.00	AV	A	1.00	3,200
07	POOLA-C	OB	Outbuildi	L	24	69.00	2010	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	96	15.00	2010	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,078		33.86	36,501	
FFL	1ST FLOOR	1,078	1,078		168.99	182,166	
OPF	OPEN PORCH	0	48		17.60	845	
Ttl Gross Liv / Lease Area		1,078	2,204			219,512	

