

Property Location

139 ALLEN ST

Map ID

71/ 7/ G/ /

Bldg Name

State Use

101

Vision ID

5211

Account #

5288

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 9:25:55 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MEUNIER WENDI L KONDRACKI ANN D 139 ALLEN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	167100	167,100		
						RES LAND	101	136100	136,100		
						RESIDNTL.	101	4400	4,400		
		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#					
GIS ID F_390068_2856231						Total				307,600	307,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MEUNIER WENDI L MEUNIER WENDI L MEUNIER ROBERT, CARABETTA MICHAEL		23701	0160	02-10-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		19546	0325	11-15-2012	U	I	1	1A	2023	101	153,300	2022	101	136,600	2021	101	130,900
		16059	0349	07-19-2006	U	I	208,000			101	124,100		101	111,700		101	103,700
		01816	0400	02-21-1946	U	I	0			101	3,300		101	3,300		101	3,300
								Total		280,700	Total		251,600	Total		237,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card)167,100 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)4,400 Appraised Land Value (Bldg)136,100 Special Land Value0 Total Appraised Parcel Value307,600 Valuation MethodC Adjustment Net Total Appraised Parcel Value307,600									
Total																		

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				101		MG	

NOTES									
SUB DIV 1008									

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					
129	05-18-2007	11	POOL	4,000				ABOVE GROUND	07-03-2018			333	3	MEAS+INSPCTD					
278	08-11-2006	4	ADDITION	20,000				ADD DORMER TO	05-08-2018			333	2	MEASURED					
48	01-01-1983	MN	Manual Note					SHED	03-13-2008			350	15	PERMIT VISIT					
									03-13-2008			317	15	PERMIT VISIT					
									04-03-2007			250	22	MAILER SENT					
									03-15-2007			311	3	MEAS+INSPCTD					
									03-02-2007			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				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00		0	TRF2	0.9	1.000	3.37	134,800	
1	101	ONE FAM	RA				0.190	AC	7,000.00	1.000	0		1.00	MG	1.00		0			1.000	7,000	1,300	
Total Card Land Units							1.11	AC	Parcel Total Land Area: 1.11							Total Land Value							136,100

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	05		CAPE				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.75		1 3/4 STORIES				Units	1					
Foundation	2		CONC BLOCK				MIXED USE						
Exterior Wall 1	2		CLAPBOARD				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	1		DRYWALL				Adj Base Rate			128.89			
Interior Floor 1	4		CARPET				RCN			265,302			
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	2		GAS				Year Built			1949			
Heat Type	3		FORCED H/W				Effective Year Built			1984			
AC Type	01		NONE				Depreciation Code			AG			
Bedrooms	4						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %			37			
Extra Fixtures	2						Functional Obsol						
Total Rooms	6						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			167,100			
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							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
07	POOL A-C	OB	Outbuildi	L	22	69.00	2007	70	0.00	GD	A	1.00	1,100
02	SHED/FR			L	96	12.00	2009	60	0.00	AV	A	1.00	700
02	SHED/FR			L	120	12.00	2015	60	0.00	AV	A	1.00	900
21	PAVILLION/C	OB	Outbuildi	L	144	20.00	2011	60	0.00	AV	A	1.00	1,700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	850		28.76		24,445		
EFP	ENCL PORCH					0	200		71.90		14,380		
FFL	1ST FLOOR					850	850		143.80		122,226		
GAR	GARAGE					0	280		57.52		16,105		
PAT	PATIO					0	144		6.99		1,007		
TQS	3/4 STORY					606	808		107.85		87,140		
Ttl Gross Liv / Lease Area						1,456	3,132				265,302		

