

Property Location		204 ALLEN ST		Map ID		72/ 11/ 0/ /		Bldg Name		State Use 101															
Vision ID		5217		Account #		5294		Bldg # 1		Print Date 11/14/2023 9:26:53 A															
CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LECUYER JOHN R JR LECUYER BARBARA J 204 ALLEN STREET EAST LONGMEADOW MA 01028 GIS ID F_391295_2855570										Description		Code		Appraised		Assessed									
		TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		298500		298,500									
										RES LAND		101		110800		110,800									
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		4100		4,100									
		SUPPLEMENTAL DATA																							
		Alt Prcl ID		Received																					
		SP Permit		NIA																					
		Chapter Land		Field 8																					
		OC Dates		Field 9																					
		In+Ex FY		Field 10																					
		Mailed		Assoc Pid#																					
										Total		413,400		413,400											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LECUYER JOHN R JR WELCH DENNIS M SMART RICHARD M BILTON RICHARD		10405 0103		08-13-1998		U I				186,500				Year		Code		Assessed		Year		Code		Assessed	
		09959 0217		08-11-1997		U I				172,500				2023		101		252,700		2022		101		225,900	
		05990 0507		01-15-1986		U I				89,000						101		99,900				101		90,800	
		04989 0331		09-05-1980		U I				1						101		2,900				101		2,900	
														Total		355,500		Total		319,600		Total		303,700	
EXEMPTIONS				OTHER ASSESSMENTS																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
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		111.00	
Interior Floor 1	4	CARPET	RCN		392,712	
Interior Floor 2	2	SOFTWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1981	
Heat Type	1	FORCED H/A	Effective Year Built		1997	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		24	
Extra Fixtures	2		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	2		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		76	
Extra Kitchens	0		RCNLD		298,500	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	563		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues	2		Cost to Cure Ovr			
Central Vac	1	YES	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	80	12.00	1995	60	0.00	AV	G	1.25	700
02	SHED/FR			L	64	12.00	1995	60	0.00	AV	A	1.00	500
07	POOLA-C			L	27	69.00	2000	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	196	15.00	2000	60	0.00	AV	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,145		25.43	29,123	
EFP	ENCL PORCH	0	444		63.59	28,233	
FFL	1ST FLOOR	2,201	2,201		127.17	279,909	
GAR	GARAGE	0	576		50.78	29,250	
OFF	OPEN PORCH	0	114		12.27	1,399	
STG	STORAGE	0	288		50.78	14,625	
WDK	WOOD DECK	0	400		25.43	10,174	
Ttl Gross Liv / Lease Area		2,201	5,168			392,712	

