

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
BRACCI JOHN A 270 ALLEN ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	86200		86,200													
												RES LAND		101	139300		139,300													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6600		6,600													
				SUPPLEMENTAL DATA																										
				Alt Prcl ID SP Permit HBT:HBT Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
GIS ID F_392609_2855472										Total						232,100		232,100												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
BRACCI JOHN A BRACCI ROBERT LE BRACCI,ROBERT BRACCI ROBERT + CHRISTINE,				33162 LC		04-28-2022		U		I		0		1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed			
				16523 0467		02-23-2007		U		I		100		1A		2023		101	78,900	2022		101	69,200	2021		101	66,300			
				LC-30 0000		12-20-2002		U		I		1		1				101	129,300			101	119,700			101	112,900			
				LC00 0000		10-08-1982		U		I		0						101	5,200			101	5,200			101	5,200			
														Total		213,400		Total		194,100		Total		184,400						
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																														
ASSESSING NEIGHBORHOOD																														
Nbhd		Nbhd Name				Tracing				Batch																				
0001						101				MA																				
NOTES																														
SUB DIV 892																Appraised BLDG. Value (Card)												86,200		
																Appraised Xf (B) Value (Bldg)												0		
																Appraised Ob (B) Value (Bldg)												6,600		
																Appraised Land Value (Bldg)												139,300		
																Special Land Value												0		
																Total Appraised Parcel Value												232,100		
																Valuation Method												C		
																Adjustment														
																Net Total Appraised Parcel Value												232,100		
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					
201702283		08-22-2017		91		INSULATION		1,270				0						05-08-2018					333	3	MEAS+INSPECTD					
																		09-15-2005					311	3	MEAS+INSPECTD					
																		12-07-1999					247	3	MEAS+INSPECTD					
																		04-08-1992					131	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	3.12	1.000	5	LAND	1.00	MA	1.00							2.81	112,400					
1	101	ONE FAM		RA				5.480		AC	7,000.00	1.000	0		0.70	MA	1.00	SHP3			0	TRF2	0.9	1.000	4,900	26,900				
Total Card Land Units								6.40		AC	Parcel Total Land Area:				6.40				Total Land Value										139,300	

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	15		OLD STYLE				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.50		1 1/2 STORIES				Units	1					
Foundation	3		MASONRY				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	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				128.08		
Interior Floor 1	4		CARPET				RCN				151,265		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	1		OIL				Year Built				1880		
Heat Type	1		FORCED H/A				Effective Year Built				1978		
AC Type	01		NONE				Depreciation Code				AV		
Bedrooms	2						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %				43		
Extra Fixtures	0						Functional Obsol						
Total Rooms	4						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				57		
Extra Kitchens	0						RCNLD				86,200		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							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
03	GARAGE	OB	Outbuildi	L	200	32.00	1920	30	0.00	PR	F	0.90	1,700
01	SHED/MTL			L	24	10.00	1965	30	0.00	PR	F	0.90	100
35	POLE BRN			L	672	12.00	1986	60	0.00	AV	A	1.00	4,800
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	576		28.49		16,411		
EFP	ENCL PORCH					0	154		71.35		10,988		
FFL	1ST FLOOR					576	576		142.70		82,197		
HST	HALF STORY					288	576		71.35		41,098		
OFF	OPEN PORCH					0	40		14.27		571		
Ttl Gross Liv / Lease Area						864	1,922					151,265	

