

State Use 101
Print Date 11/14/2023 11:09:22 A

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	159600		159,600												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	122000		122,000												
												RESIDNTL.		101	1300		1,300												
				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		282,900		282,900											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CARRIVEAU DAN R GUERRA THOMAS, GUERRA AMELIO 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	2023			101	146,400	2022	101	129,500	2021	101	124,100								
				02453	0409	03-02-1956		U	I	0	101			112,000	101	102,400	101	95,600											
										101	800																		
				Total								Total		259,200		Total		231,900		Total		219,700							
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 159,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 122,000 Special Land Value 0 Total Appraised Parcel Value 282,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 282,900															
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		MA																					
NOTES																													
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+INSPCTD	
																		03-25-1992						170		3		MEAS+INSPCTD	
																		01-07-1981						500		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				40,000	SF	3.12	1.000	5		LAND	1.00	MA	1.00										112,400		
1	101	ONE FAM		RA				1.710	AC	7,000.00	1.000	0			0.80	MA	1.00	SHP2		0 TRF2 0.9			1.000 1.000		2.81 5,600		9,600		
Total Card Land Units								2.63 AC		Parcel Total Land Area: 2.63								Total Land Value										122,000	

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate		134.69
RCN		227,942
Net Other Adj		
Year Built		1953
Effective Year Built		1991
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		30
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		70
RCNLD		159,600
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
2.00	2020	70	0.00	GD	A	1.00	1,300

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	864		30.29	26,167
L,092	1,092		151.26	165,171
0	440		60.50	26,621
0	48		15.76	756
0	306		30.15	9,227
L,092	2,750			227,942

