

State Use 101
Print Date 11/22/2024 3:00:05 P

CURRENT OWNER						TOPO TYPE				UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
BRACCI JOHN A 270 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392609_2855472																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	93500		93,500							
														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#																				
												Total		239,400		239,400										
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		2024	101	86,200	2023	101	78,900	2022	101	69,200
						LC-30 0000		12-20-2002		U		I		1		1			101	139,300		101	129,300		101	119,700
						LC00 0000		10-08-1982		U		I		0					101	6,600		101	5,200		101	5,200
																		Total	232,100	Total	213,400	Total	194,100			
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				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 93,500 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 239,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 239,400												
0001						101				MA																
NOTES																										
SUB DIV 892																										
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 09-15-2005 12-07-1999 04-08-1992 01-07-1981			333 311 247 131 500	3 3 3 3 3	MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD 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	SHP3		0	TRF2	0.9	1.000	2.81	112,400		
1	101	ONE FAM		RA				5.480	AC	7,000.00	1.000	0		0.70	MA	1.00			0			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	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
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		140.16	
Interior Floor 1	4	CARPET	RCN		164,070	
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		93,500	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	0		Cost to Cure Ovr Comment			
WS Flues						

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		30.90	17,800
EFP	ENCL PORCH	0	154		77.39	11,918
FFL	1ST FLOOR	576	576		154.78	89,155
HST	HALF STORY	288	576		77.39	44,578
OFF	OPEN PORCH	0	40		15.48	619
Ttl Gross Liv / Lease Area		864	1,922			164,070

