

Property Location 146 ALLEN ST		Map ID 71/ 18/ 1/ 1		Bldg Name		State Use 101																	
Vision ID 5162		Account # 5239		Sec # 1 of 1		Print Date 11/22/2025 8:28:02 A																	
		Bldg # 1		Card # 1 of 1																			
CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
CURTIS MICHAEL A CURTIS JEAN A 146 ALLEN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	182600	182,600														
						RES LAND	101	127300	127,300														
						RESIDNTL.	101	18400	18,400														
		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_390348_2856361						Total 328,300 328,300																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
CURTIS MICHAEL A CARABETTA,MICHAEL COWERN,LINDA GROLL FANNY,		17394	0174	07-17-2008	U	I	225,000	2025	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		16954	0196	10-01-2007	U	I	218,000		101	166,000	2024	101	153,700	2023	101	141,300							
		12580	0478	09-19-2002	U	I	155,000		101	127,300		101	127,300		101	115,500							
		03905	0048	01-08-1974	U	I	0		101	18,400		101	18,400		101	15,300							
								Total	311,700	Total	299,400	Total	272,100										
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										APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name			Tracing			Batch			Appraised BLDG. Value (Card)				182,600									
0001				101			MG			Appraised Xf (B) Value (Bldg)				0									
										Appraised Ob (B) Value (Bldg)				18,400									
										Appraised Land Value (Bldg)				127,300									
										Special Land Value				0									
										Total Appraised Parcel Value				328,300									
										Valuation Method				C									
										Adjustment													
										Net Total Appraised Parcel Value				328,300									
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									
123	05-10-2010	11	POOL	720				24` ABOVE GROUN	06-27-2019			334	3	MEAS+INSPCTD									
									02-11-2011			317	15	PERMIT VISIT									
									04-06-2007			250	P1	PHONE MESSAG									
									09-21-2006			311	2	MEASURED									
									05-03-2000			247	14	INSPECTED									
									04-13-2000			247	2	MEASURED									
									03-18-1992			131	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				25,000 SF	4.71	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	5.09	127,300	
Total Card Land Units							0.57	AC	Parcel Total Land Area: 0.57							Total Land Value							127,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	179.33	
Interior Floor 2	6	CERAMIC TL	RCN	260,795	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	182,600	
FBM Sqft	593		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			Cost to Cure Ovr Comment		

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	528	32.00	1967	70	0.00	GD	A	1.00	11,800
02	SHED/FR			L	180	12.00	1970	60	0.00	AV	A	1.00	1,300
14	SCRN HSE			L	264	20.00	1970	60	0.00	AV	A	1.00	3,200
07	POOLA-C	OB	Outbuildi	L	24	69.00	2010	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	96	15.00	2010	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,078		40.23	43,365	
FFL	1ST FLOOR	1,078	1,078		200.77	216,426	
OFF	OPEN PORCH	0	48		20.91	1,004	
Ttl Gross Liv / Lease Area		1,078	2,204			260,795	

