

State Use 101
Print Date 11/22/2025 10:20:02

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		105200		105,200															
												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#																									
												Total		251,100		251,100																	
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		2025		101		93,500		2024		101		86,200		2023		101		78,900	
				LC-30 0000		12-20-2002		U		I		1		1				101		139,300				101		139,300				101		129,300	
				LC00 0000		10-08-1982		U		I		0						101		6,600				101		6,600				101		5,200	
				Total												Total		239,400		Total		232,100		Total		213,400							
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																																	

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				159.49		
Interior Floor 1	4		CARPET				RCN				184,559		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	1		OIL				Year Built				1880		
Heat Type	1		FORCED H/A				Effective Year Built				1982		
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				105,200		
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		34.76		20,023		
EFP	ENCL PORCH					0	154		87.06		13,407		
FFL	1ST FLOOR					576	576		174.11		100,289		
HST	HALF STORY					288	576		87.06		50,144		
OFF	OPEN PORCH					0	40		17.41		696		
Ttl Gross Liv / Lease Area						864	1,922				184,559		

