

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

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
KAVANAUGH THOMAS F KAVANAUGH ANN M 262 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_392484_2855425												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		168000		168,000															
												RES LAND		101		119100		119,100															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		15300		15,300															
				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		302,400		302,400													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
KAVANAUGH THOMAS F				02912 0221		10-19-1962		U I		0				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
														2025		101		152,900		2024		101		141,600		2023		101		130,300			
																101		119,100				101		119,100				101		109,100			
																101		15,300				101		15,300				101		12,800			
														Total		287,300		Total		276,000		Total		252,200									
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 BLDG. Value (Card) 168,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,300 Appraised Land Value (Bldg) 119,100 Special Land Value 0 Total Appraised Parcel Value 302,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 302,400																	
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					
267		08-22-2007		21		SIDING		12,516				0				OC 6/3/2003 GAR		05-08-2018						333		3		MEAS+INSPCTD					
39		03-31-2003		7		REMODEL		17,500										03-28-2008								317		15		PERMIT VISIT			
254		11-01-1990		MN		Manual Note		8,800										09-15-2005								311		3		MEAS+INSPCTD			
																		02-12-2004								311		15		PERMIT VISIT			
																				02-01-2000								247		14		INSPECTED	
																				12-07-1999								247		2		MEASURED	
																		04-13-1992								170		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	1.00	MA	1.00	SHP3			0	TRF2	0.9	1.000	2.81	112,400								
1	101	ONE FAM		RA				1.920		AC	7,000.00	1.000	0	LAND	0.50	MA			1.00		0			1.000	3,500	6,700							
Total Card Land Units								2.84		AC	Parcel Total Land Area: 2.84								Total Land Value										119,100				

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	4	CARPET	Adj Base Rate	177.74	
Interior Floor 2	6	CERAMIC TL	RCN	266,649	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	168,000	
FBM Sqft	691		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
02	SHED/FR	OB	Outbuildi	L	120	12.00	1975	60	0.00	AV	A	1.00	900
03	GARAGE			L	576	32.00	1990	70	0.00	GD	A	1.00	12,900
02	SHED/FR			L	90	12.00	1990	70	0.00	GD	A	1.00	800
02	SHED/FR			L	80	12.00	2005	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		40.20	34,737	
FFL	1ST FLOOR	1,032	1,032		200.79	207,215	
GAR	GARAGE	0	308		80.19	24,697	
Ttl Gross Liv / Lease Area		1,032	2,204			266,649	

