

Property Location: 288 ALLEN ST
Vision ID: 5757

Account #5839

MAP ID: 85/ 21B/ B/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/16/2017 03:50

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION																														
LUO MEI ZHEN SAU YING CHU 288 ALLEN ST EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code						Appraised Value		Assessed Value																								
													RESIDENTL.		101						200,700		200,700																								
													RES LAND		101						80,900		80,900																								
SUPPLEMENTAL DATA																																															
Other ID:					Received																																										
SP Permit					Field 7																																										
Chapter Land					Field 8																																										
OC Dates					Field 9																																										
In+Ex FY					Field 10																																										
Mailed																																															
GIS ID: F_393086_2854605					ASSOC PID#																																										
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																														
LUO MEI ZHEN MICCOLY PETER MEAD					07698/ 0067 06915/ 0489 0/ 0		05/10/1991 07/27/1988		U U U		1 1 0		179,000 1 0		Yr. Code		Assessed Value		Yr. Code		Assessed Value		Yr. Code		Assessed Value																						
																	2017 101		197,700		2016 101		195,600		2015 101		195,600																				
																	2017 101		79,000		2016 101		76,800		2015 101		76,800																				
																	Total:		276,700		Total:		272,400		Total:		272,400																				
EXEMPTIONS					OTHER ASSESSMENTS													This signature acknowledges a visit by a Data Collector or Assessor																													
Year		Type		Description		Amount		Code		Description		Number		Amount		Comm. Int.																															
Total:																																															
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																													
NBHD/ SUB				NBHD Name				Street Index Name				Tracing				Batch																															
0001/A												101				MA																															
NOTES																																															
SUB DIV #631																		Total Appraised Parcel Value								200,700																					
																		Appraised XF (B) Value (Bldg)								0																					
																		Appraised OB (L) Value (Bldg)								0																					
																		Appraised Land Value (Bldg)								80,900																					
																		Special Land Value								0																					
																		Valuation Method:								C																					
																		Adjustment:								0																					
																		Net Total Appraised Parcel Value								281,600																					
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																			
201302008		05/21/2013		17		DECK		20,368		06/02/2014		100		06/02/2014		25X12 & 5X14 BUMPOU		06/02/2014						317		15		PERMIT VISIT																			
85		04/20/2007		12		REROOF		5,000				0						03/28/2008						317		15		PERMIT VISIT																			
267		10/01/1989		MN		Manual Note		100,000				0				DWLG		09/01/2005						311		2		MEASURED																			
																		01/18/2000						250		22		MAILER SENT																			
																		12/07/1999						247		2		MEASURED																			
LAND LINE VALUATION SECTION																																															
B #		Use Code		Use Description		Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj		Special Pricing		S Adj Fact		Adj. Unit Price		Land Value									
1		101		ONE FAM		RA								31,984 SF		2.81		1.0000		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		.90		2.53		80,900							
Total Card Land Units:																		0.73		AC		Parcel Total Land Area:										0.73		AC		Total Land Value:										80,900	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		98.04	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		241,861	
Heat Type	1		FORCED H/A	AYB		1989	
AC Type	03		FULL	EYB		2000	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		17	
Total Rooms	6			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		83	
Basement Floor	12			Apprais Val		200,700	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION																
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value										
BMT	BASEMENT	0	936		19.59	18,333										
FFL	1ST FLOOR	959	959		98.04	94,019										
GAR	GARAGE	0	624		39.28	24,510										
HST	HALF STORY	312	624		49.02	30,588										
PAT	PATIO	0	124		4.74	588										
TQS	3/4 STORY	702	936		73.53	68,823										
WDK	WOOD DECK	0	362		13.81	5,000										
Ttl. Gross Liv/Lease Area:		1,973	4,565	2,467		241,861										

