

Property Location 60 ALLEN ST
Vision ID 4387

Account # 4456

Map ID 58/ 24/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/20/2019 9:45:19 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ZIMAKAS JOANNE L 60 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_388573 2857645		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	165800	165,800												
						RES LAND	101	101600	101,600												
						RESIDNTL.	101	13500	13,500												
		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#															
						Total				280,900	280,900										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ZIMAKAS JOANNE L ZIMAKAS, PAUL AGNOLI, ROBERT G LOLOS JOHN S + ROSE T,		17472	0285	09-15-2008	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed							
		11389	0404	10-30-2000	U	I	1	1A	2019	101	161,300	2018	101	180,800							
		11389	0402	10-30-2000	U	I	1	1A		101	98,900		101	98,900							
		05897	0171	09-13-1985	U	I	100			101	13,500		101	13,500							
		Total						273700		Total		293200		Total	282500						
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			0.00																		
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				165,800							
0001						101		MG		Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				13,500							
										Appraised Land Value (Bldg)				101,600							
										Special Land Value				0							
										Total Appraised Parcel Value				280,900							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				280,900							
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							
									05-08-2018			333	3	MEAS+INSPCTD							
									10-03-2008			317	3	MEAS+INSPCTD							
									02-11-2003			274	15	PERMIT VISIT							
									10-02-2001			247	3	MEAS+INSPCTD							
									03-18-1992			131	3	MEAS+INSPCTD							
									01-15-1981			500	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				37,751 SF	2.51	1.190	7	LAND	1.00	MG	1.00			0 TRF2 0.9	1.000	2.69	101,600	
Total Card Land Units							0.867	AC	Parcel Total Land Area: 0.8666							Total Land Value					101,600

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		90.50
Interior Floor 1	3	HARDWOOD	RCN		236,787
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1940
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		165,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	500		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	684	28.18	2002	70	0.00	GD	A	1.00	13,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,000		23.50	23,502
EFB	ENCL PORCH	0	168		34.97	5,876
FFL	1ST FLOOR	1,061	1,061		117.51	124,680
GAR	GARAGE	0	410		47.00	19,272
HST	HALF STORY	500	1,000		58.76	58,756
OPF	OPEN PORCH	0	9		13.06	118
PAT	PATIO	0	771		5.94	4,583
Ttl Gross Liv / Lease Area		1,561	4,419	2,015		236,787

