

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LUO MEI ZHEN SAU YING CHU 288 ALLEN ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	223000		223,000												
												RES LAND		101	83500		83,500												
				DRAINAGE				VIEW		COMMUNITY																			
EAST LONGMEADOW MA 01028				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_393086_2854605												Total		306,500		306,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LUO MEI ZHEN MICCOLY PETER MEAD				07698		0067		05-10-1991		U		I		179,000				Year		Code		Assessed		Year		Code		Assessed	
				06915		0489		07-27-1988		U		I		1				2019		101		216,900		2018		101		200,700	
				0000		0000				U				0						101		80,900		2017		101		197,700	
																Total		297800		Total		281600		Total		276700			
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																													
Nbhd				Nbhd Name				B				Tracing				Batch													
0001												101				MA													
NOTES																													
SUB DIV #631																Appraised BLDG. Value (Card)										223,000			
																Appraised Xf (B) Value (Bldg)										0			
																Appraised Ob (B) Value (Bldg)										0			
																Appraised Land Value (Bldg)										83,500			
																Special Land Value										0			
																Total Appraised Parcel Value										306,500			
																Valuation Method										C			
																Adjustment													
																Net Total Appraised Parcel Value										306,500			
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 BUM		06-02-2014						317		15		PERMIT VISIT	
85		04-20-2007		12		REROOF		5,000										03-28-2008						317		15		PERMIT VISIT	
267		10-01-1989		MN		Manual Note		100,000								DWLG		09-01-2005						311		2		MEASURED	
																		01-18-2000						250		22		MAILER SENT	
																		12-07-1999						247		2		MEASURED	
																		01-15-1991						105		16		FIELDREV CHG	
																		07-30-1990						131		15		PERMIT VISIT	
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				31,984	SF	2.90	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	2.61	83,500			
Total Card Land Units								0.734	AC	Parcel Total Land Area: 0.7343								Total Land Value										83,500	

Property Location 288 ALLEN ST
Vision ID 5757

Account # 5839

Map ID 85/ 21B/ B/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/19/2019 6:47:02 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 Stories	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	85.10	
Interior Floor 1	4	CARPET	RCN	268,643	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1989	
Heat Type	1	FORCED H/A	Effective Year Built	2001	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	17	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	83	
Extra Kitchens	0		RCNLD	223,000	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		21.76	20,363	
FFL	1ST FLOOR	959	959		108.89	104,430	
GAR	GARAGE	0	624		43.63	27,224	
HST	HALF STORY	312	624		54.45	33,975	
PAT	PATIO	0	124		5.27	653	
TQS	3/4 STORY	702	936		81.67	76,444	
WDK	WOOD DECK	0	362		15.34	5,554	
Ttl Gross Liv / Lease Area		1,973	4,565	2,467		268,643	

