

State Use 101
Print Date 11-04-2020 8:47:03 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BERARDI ANTONIO JR 247 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_391950_2854761												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	113200		113,200												
												RES LAND		101	86100		86,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600												
				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		199,900		199,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BERARDI ANTONIO JR GORMAN WILLIAM R TEAGUE,KERRY A GORMAN,KELLY A GORMAN WILLIAM R + LINDA A,				21744	0264	06-29-2017	Q	I			211,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				16116	0218	08-07-2006	U	I			217,000	1A	2020	101	107,500	2019	101	104,700	2018	101	98,600								
				15481	0287	11-01-2005	U	I			1		101	86,100		101	83,700		101	83,700									
				12004	0026	11-30-2001	U	I			116,000		101	600		101	600		101	600									
				09920	0028	07-02-1997	U	I			106,000		Total	194200	Total	189000	Total	182900											
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card)113,200 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)600 Appraised Land Value (Bldg)86,100 Special Land Value0 Total Appraised Parcel Value199,900 Valuation MethodC Adjustment Net Total Appraised Parcel Value199,900														
Total				0.00																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		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	
201602406		08-26-2016		7		REMODEL		51,644		05-04-2017		100		05-04-2017		FIN BMT W/ BATH R		05-04-2017						317		15		PERMIT VISIT	
241		08-01-1994		MN		Manual Note		500								SHED		06-21-2007						311		2		MEASURED	
212		08-01-1992		MN		Manual Note		3,000								ALTERATION		04-06-2007						250		22		MAILER SENT	
33		01-01-1985		MN		Manual Note										CELLAR ENT		08-24-2006						349		2		MEASURED	
																		02-02-2000						250		22		MAILER SENT	
																		01-11-2000						247		2		MEASURED	
																		02-10-1995						107		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				40,000	SF	2.39	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	2.15		86,000		
1	101	ONE FAM		RA				0.020	AC	7,000	1.000	0		1.00	MA	1.00					0			1.000	7,000		100		
Total Card Land Units								0.938	AC	Parcel Total Land Area: 0.9383								Total Land Value								86,100			

Property Location 247 ALLEN ST
Vision ID 5226

Account # 5303

Map ID 72/ 16/ 4/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		106.94
Interior Floor 1	3	HARDWOOD	RCN		179,655
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1957
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		63
Extra Kitchens	0		RCNLD		113,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	392		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		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
02	SHED/FR			L	144	7.48	1994	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,072		25.75	27,600
FFL	1ST FLOOR	1,120	1,120		128.97	144,446
PAT	PATIO	0	188		6.17	1,161
WDK	WOOD DECK	0	356		18.11	6,448
Ttl Gross Liv / Lease Area		1,120	2,736	1,393		179,655

