

Property Location

287 ALLEN ST

Map ID

85/ 8/ 1/ /

Bldg Name

State Use

101

Vision ID

5800

Account #

5882

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:17:40

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
ESTANISLAU ADRIANO + CELESTE L C/O ESTANISLAU PETER 28 WINDING BROOK LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed									
										RESIDNTL.		101				100600		100,600									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				86100		86,100									
		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_392928_2854360								Total		186,700		186,700													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
ESTANISLAU ADRIANO LE ESTANISLAU,ADRIANO ESTANISLAU,ADRIANO O SULLIVAN,DANIEL A LLOYD BEATRICE T,		13020		0092		03-10-2003		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed	
		12310		0171		04-26-2002		U		I		1		1A		2020		101		95,300		2019		101		92,600	
		11572		0434		04-02-2001		U		I		125,500						101		83,700		2018		101		68,300	
		11432		0156		12-04-2000		U		I		95,000						101		83,700						83,700	
		02345		0006		10-25-1954		U		I		0															
														Total		181400		Total		176300		Total		152000			
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		4,000.00																							
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name		B		Tracing		Batch																			
0001						101		MA																			
NOTES																											
BUILDING PERMIT RECORD																											
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													
									09-21-2005			311	3	MEAS+INSPCTD													
									01-18-2000			250	22	MAILER SENT													
									12-07-1999			247	2	MEASURED													
									04-06-1992			170	3	MEAS+INSPCTD													
									03-05-1981			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				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				0.010 AC	7,000	1.000	0		1.00	MA	1.00			0			1.000	7,000	100					
Total Card Land Units							0.928	AC	Parcel Total Land Area:				0.9283	Total Land Value							86,100						

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor		
Bsmt Garage		
#Heat Sys	1.00	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	103.90
RCN	176,434
Net Other Adj	
Year Built	1954
Effective Year Built	1975
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	43
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	57
RCNLD	100,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

[illegible]

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,056		23.57	24,885
EFP	ENCL PORCH	0	168		35.10	5,897
FFL	1ST FLOOR	1,056	1,056		117.94	124,542
GAR	GARAGE	0	352		47.24	16,629
OFP	OPEN PORCH	0	120		11.79	1,415
STG	STORAGE	0	64		47.91	3,066
	Ttl Gross Liv / Lease Area	1,056	2,816	1,496		176,434

