

State Use 101
Print Date 12/12/2022 9:49:46 P

Property Location 40 ALLEN ST
Vision ID 4384

Account # 4453

Map ID 58/ 21A/ 0/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 9:49:47 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		87.28
Interior Floor 2			RCN		386,489
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1935
AC Type	01	NONE	Effective Year Built		1998
Bedrooms	4		Depreciation Code		GV
Full Baths	2		Remodel Rating		05
Half Baths	0		Year Remodeled		2004
Extra Fixtures	0		Depreciation %		23
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		77
Extra Kitchen St			RCNLD		297,600
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
19	PATIO			L	320	5.75	1955	50	0.00	FR	F	0.90	800
02	SHED/FR			L	120	7.48	2000	70	0.00	GD	G	1.25	800
11	POOL I-V	OB	Outbuildi	L	684	29.00	2007	70	0.00	GD	A	1.00	13,900
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1995	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	360		20.35	7,325	
EPF	ENCL PORCH	0	162		50.87	8,240	
FFL	1ST FLOOR	1,622	1,622		101.73	165,013	
GAR	GARAGE	0	750		40.69	30,520	
HST	HALF STORY	360	720		50.87	36,624	
OPF	OPEN PORCH	0	150		10.17	1,526	
SFL	2ND FLOOR	1,250	1,250		101.73	127,168	
WDK	WOOD DECK	0	497		20.27	10,072	
Ttl Gross Liv / Lease Area		3,232	5,511			386,489	

