

State Use 101
Print Date 12/12/2022 9:49:54 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
WALKER LIONEL A LE 48 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_388320_2857869												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	198100		198,100									
												RES LAND		101	119900		119,900									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5400		5,400									
				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		323,400		323,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
WALKER LIONEL A LE WALKER CLAIRE C HEIRS & DEV OF,				17915 03020	0019 0011	07-28-2009 04-07-1964	U U	I I	100 0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
											2022	101	185,200	2021	101	178,300	2020	101	172,400							
												101	108,000		101	100,200										
												101	5,400		101	5,400										
											Total		298,600		Total		283,900		Total		278,000					
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) 198,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,400 Appraised Land Value (Bldg) 119,900 Special Land Value 0 Total Appraised Parcel Value 323,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 323,400										
Total			4,000.00																							
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name						Tracing			Batch															
0001								101			MG															
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			
201102596		09-14-2011		91	INSULATION		2,955								NVC		06-27-2019				334	2	MEASURED			
																	03-30-2012				317	15	PERMIT VISIT			
																	10-03-2008				317	3	MEAS+INSPCTD			
																	10-02-2001				247	3	MEAS+INSPCTD			
																	03-13-1992				131	3	MEAS+INSPCTD			
																	01-28-1981				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				33,977	SF	3.27		1.200	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	3.53	119,900
Total Card Land Units								0.78 AC		Parcel Total Land Area: 0.78								Total Land Value								119,900

Property Location 48 ALLEN ST
Vision ID 4385

Account # 4454

Map ID 58/ 22/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 9:49:54 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	26	WOOD	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		118.90
Interior Floor 1	4	CARPET	RCN		279,038
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1972
Heat Type	3	FORCED H/W	Effective Year Built		1992
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		71
Extra Kitchens	0		RCNLD		198,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	874		Dep Ovr Comment		
FBM Quality	3		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
31	BARN			L	560	16.10	1975	60	0.00	AV	A	1.00	5,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
EFP	ENCL PORCH	0	160		79.14	12,662	
FFL	1ST FLOOR	1,340	1,340		158.27	212,088	
LLV	LOWR LEVEL	0	1,248		39.57	49,382	
OFP	OPEN PORCH	0	40		15.83	633	
PAT	PATIO	0	536		7.97	4,273	
Ttl Gross Liv / Lease Area		1,340	3,324			279,038	

