

State Use 101
Print Date 12-13-2022 10:08:15

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																			
EDWARDS STEVEN P EDWARDS CINDY L 21 WOODRIDGE RD ORLEANS MA 02653 GIS ID F_392928_2854360												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		152700		152,700																													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		102500		102,500																													
				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		255,200		255,200																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
EDWARDS STEVEN P ESTANISLAU PETER ESTANISLAU ADRIANO LE ESTANISLAU,ADRIANO ESTANISLAU,ADRIANO				24225 0458		11-03-2021		Q		I		290,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
				24176 0367		10-12-2021		U		I		1		1A		2022		101		105,000		2021		101		100,600		2020		101		95,300															
				13020 0092		03-10-2003		U		I		1		1A				101		92,900				101		86,100		101		86,100																	
				12310 0171		04-26-2002		U		I		1		1A																																	
				11572 0434		04-02-2001		U		I		125,500																																			
				Total												Total		197,900		Total		186,700		Total		181,400																					
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																		APPRaised VALUE SUMMARY																													
Nbhd		Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)										152,700																							
0001						101				MA				Appraised Xf (B) Value (Bldg)										0																							
NOTES																		Appraised Ob (B) Value (Bldg)										0																			
																		Appraised Land Value (Bldg)										102,500																			
																		Special Land Value										0																			
																		Total Appraised Parcel Value										255,200																			
																		Valuation Method										C																			
																		Adjustment																													
																		Net Total Appraised Parcel Value										255,200																			
																		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	
																																				05-08-2018						333		3		MEAS+INSPECT	
																		09-21-2005						311		3		MEAS+INSPECT																			
																		01-18-2000						250		22		MAILER SENT																			
																		12-07-1999						247		2		MEASURED																			
																		04-06-1992						170		3		MEAS+INSPECT																			
																		03-05-1981						500		3		MEAS+INSPECT																			
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		2.84	1.000	5	LAND	1.00	MA	1.00								2.56		102,400																			
1	101	ONE FAM		RA				0.010		AC		7,000.00	1.000	0		1.00	MA	1.00							0	7,000		100																			
Total Card Land Units								0.93		AC		Parcel Total Land Area: 0.93								Total Land Value										102,500																	

Property Location 287 ALLEN ST
Vision ID 5800

Account # 5882

Map ID 85/ 8/ 1/ /

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		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	122.70	
Interior Floor 2			RCN	218,138	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1954	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating	03	
Half Baths	0		Year Remodeled	2021	
Extra Fixtures	1		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	152,700	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,056		27.01	28,517	
FFL	1ST FLOOR	1,224	1,224		135.15	165,428	
GAR	GARAGE	0	352		54.14	19,057	
OPF	OPEN PORCH	0	120		13.52	1,622	
STG	STORAGE	0	64		54.91	3,514	
Ttl Gross Liv / Lease Area		1,224	2,816			218,138	

