

Property Location

295 ALLEN ST

Map ID

85/ 9/ 2/ /

Bldg Name

State Use

101

Vision ID

5801

Account #

5883

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:08:23

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ROGERS CHARLES R LE ROGERS MICHAEL P 295 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_393016_2854276		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	125300	125,300		
						RES LAND	101	103600	103,600		
						RESIDNTL.	101	600	600		
		DRAINAGE		VIEW	COMMUNITY						
		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		229,500	229,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROGERS CHARLES R LE ROGERS CHARLES R, TAJERHA MEHRAN		17703	0379	03-23-2009	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		07596	0221	11-29-1990	U	I	125,000		2022	101	113,200	2021	101	108,500	2020	101	102,900
		02464	0287	05-01-1956	U	I	0			101	94,000		101	87,200		101	87,200
										101	600		101	600		101	600
		Total						207,800		Total		196,300		Total		190,700	

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	0.00						

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	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
									05-08-2018			333	2	MEASURED
									10-06-2005			311	3	MEAS+INSPCTD
									09-21-2005			311	1	LEFT NOTICE
									01-31-2000			247	14	INSPECTED
									12-07-1999			247	2	MEASURED
									03-27-1992			170	3	MEAS+INSPCTD
									01-12-1981			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	2.84	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.56	102,400	
1	101	ONE FAM	RA				0.170 AC	7,000.00	1.000	0		1.00	MA	1.00			0			1.000	7,000	1,200	
Total Card Land Units							1.09 AC	Parcel Total Land Area:							1.09	Total Land Value							103,600

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		124.63
Interior Floor 1	4	CARPET	RCN		219,901
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1954
Heat Type	3	FORCED H/W	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		125,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	240		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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	140	7.48	1960	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	960		28.36	27,222
FFL	1ST FLOOR	1,104	1,104		141.78	156,525
GAR	GARAGE	0	552		56.76	31,333
OFP	OPEN PORCH	0	48		14.77	709
PAT	PATIO	0	192		7.38	1,418
STG	STORAGE	0	48		56.12	2,694
	Ttl Gross Liv / Lease Area	1,104	2,904			219,901

