

State Use 101
Print Date 11/14/2023 7:01:56 A

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

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORARY	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	
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	96.39	
Interior Floor 2			RCN	424,212	
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	326,600	
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	8.00	1955	50	0.00	FR	F	0.90	1,200
02	SHED/FR			L	120	12.00	2000	70	0.00	GD	G	1.25	1,300
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		22.33	8,040	
EFP	ENCL PORCH	0	162		55.83	9,045	
FFL	1ST FLOOR	1,622	1,622		111.66	181,119	
GAR	GARAGE	0	750		44.67	33,499	
HST	HALF STORY	360	720		55.83	40,199	
OFP	OPEN PORCH	0	150		11.17	1,675	
SFL	2ND FLOOR	1,250	1,250		111.66	139,580	
WDK	WOOD DECK	0	497		22.24	11,055	
Ttl Gross Liv / Lease Area		3,232	5,511			424,212	

