

Property Location

226 ALLEN ST

Map ID

72/ 12B/ 2/ /

Bldg Name

State Use

101

Vision ID

5221

Account #

5298

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 9:27:36 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PERCY STEPHEN F PERCY LORRAINE A 226 ALLEN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	310200	310,200												
						RES LAND	101	106800	106,800												
						RESIDNTL.	101	3100	3,100												
		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#															
GIS ID F_392031_2855097						Total 420,100 420,100															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
PERCY STEPHEN F CZAPLICKI,LAUREN J TRUSTEE OF DOWLING RICHARD A + NOREEN F, YABLUM MICHAEL		10874	0340	08-02-1999	U	I	194,900		Year	Code	Assessed	Year	Code	Assessed							
		10504	0408	10-29-1998	U	V	56,000		2023	101	285,600	2022	101	261,300							
		07341	0302	12-08-1989	U	V	55,000			101	96,900		101	88,100							
		00000	0000		U		0			101	2,400		101	2,400							
								Total		384,900	Total		351,800	Total	334,600						
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																					
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)					310,200								
0001				101		MA		Appraised Xf (B) Value (Bldg)					0								
NOTES SUB DIV #634										Appraised Ob (B) Value (Bldg)					3,100						
										Appraised Land Value (Bldg)					106,800						
										Special Land Value					0						
										Total Appraised Parcel Value					420,100						
										Valuation Method					C						
										Adjustment											
										Net Total Appraised Parcel Value					420,100						
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							
202201433	04-22-2022	91	INSULATION	2,487		0			05-08-2018			333	2	MEASURED							
267	11-19-1998	2	DWELLING	95,000					04-06-2007			250	11	ENTRY DENIED							
									08-24-2006			349	2	MEASURED							
									01-18-2000			247	3	MEAS+INSPCTD							
									11-09-1999			247	15	PERMIT VISIT							
									03-24-1999			200	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				26,060 SF	4.55	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	4.1	106,800
Total Card Land Units							0.60	AC	Parcel Total Land Area:				0.60	Total Land Value							106,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			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		118.49	
Interior Floor 1	4	CARPET	RCN		360,708	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1998	
Heat Type	1	FORCED H/A	Effective Year Built		2007	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		14	
Extra Fixtures	2		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		86	
Extra Kitchens	0		RCNLD		310,200	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	468		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	1	YES	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
07	POOL A-C	OB	Outbuildi	L	27	69.00	2003	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	168	15.00	2003	70	0.00	GD	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	144	576		37.50	21,597
BMT	BASEMENT	0	936		29.96	28,047
FFL	1ST FLOOR	936	936		149.98	140,384
GAR	GARAGE	0	576		59.89	34,496
OPF	OPEN PORCH	0	180		15.00	2,700
PAT	PATIO	0	480		7.50	3,600
TQS	3/4 STORY	837	1,116		112.49	125,535
WDK	WOOD DECK	0	144		30.20	4,349

