

State Use 101
Print Date 11/14/2023 9:28:27 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
WHEELER NANCY M WHEELER STEVEN C 247 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_391950_2854761												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	184600		184,600									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	112500		112,500									
												RESIDENTL.		101	1000		1,000									
				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		298,100		298,100										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
WHEELER NANCY M BOND ELIZABETH BERARDI ANTONIO JR GORMAN WILLIAM R TEAGUE,KERRY A				25032	0369	06-06-2023	Q	I	325,000		00	2023	101	170,800	2022	101	117,900	2021	101	113,200						
				24830	0342	12-06-2022	Q	I	325,000		00															
				21744	0264	06-29-2017	Q	I	211,000		00															
				16116	0218	08-07-2006	U	I	217,000																	
				15481	0287	11-01-2005	U	I	1		1A	Total	273,900	Total	211,400	Total	199,900									
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																										
Nbhd			Nbhd Name				Tracing				Batch															
0001							101				MA															
NOTES																										
												Appraised BLDG. Value (Card)								184,600						
												Appraised Xf (B) Value (Bldg)								0						
												Appraised Ob (B) Value (Bldg)								1,000						
												Appraised Land Value (Bldg)								112,500						
												Special Land Value								0						
												Total Appraised Parcel Value								298,100						
												Valuation Method								C						
												Adjustment														
												Net Total Appraised Parcel Value								298,100						
												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			
B-23-698		09-28-2023		91	INSULATION		5,200		05-04-2017		0	05-04-2017		FIN BMT W/ BATH R		05-04-2017					317	15	PERMIT VISIT			
201602406		08-26-2016		7	REMODEL		51,644				100			SHED		06-21-2007					311	2	MEASURED			
241		08-01-1994		MN	Manual Note		500							ALTERATION		04-06-2007					250	22	MAILER SENT			
212		08-01-1992		MN	Manual Note		3,000							CELLAR ENT		08-24-2006					349	2	MEASURED			
33		01-01-1985		MN	Manual Note											02-02-2000					250	22	MAILER SENT			
																01-11-2000					247	2	MEASURED			
																02-10-1995					107	15	PERMIT VISIT			
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	3.12	1.000	5	LAND	1.00	MA	1.00			0			TRF2	0.9	1.000	2.81	112,400
1	101	ONE FAM		RA				0.020	AC	7,000.00	1.000	0		1.00	MA	1.00			0				1.000	7,000	100	
Total Card Land Units								0.94	AC	Parcel Total Land Area: 0.94								Total Land Value								112,500

Property Location 247 ALLEN ST
Vision ID 5226

Account # 5303

Map ID 72/ 16/ 4/ /

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	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2	16	STONE VENR	101	ONE FAM		100
Roof Structure	2	HIP				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		138.18	
Interior Floor 1	3	HARDWOOD	RCN		239,795	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1957	
Heat Type	3	FORCED H/W	Effective Year Built		1998	
AC Type	03	FULL	Depreciation Code		GV	
Bedrooms	2		Remodel Rating		03	
Full Baths	2		Year Remodeled		2017	
Half Baths	0		Depreciation %		23	
Extra Fixtures	0		Functional Obsol			
Total Rooms	4		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		77	
Extra Kitchens	0		RCNLD		184,600	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	808		Dep Ovr Comment			
FBM Quality	5		Misc Imp Ovr			
Fireplaces	0		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	144	12.00	1994	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,072		33.85	36,291	
FFL	1ST FLOOR	1,120	1,120		169.59	189,937	
PAT	PATIO	0	188		8.12	1,526	
WDK	WOOD DECK	0	356		33.82	12,041	
Ttl Gross Liv / Lease Area		1,120	2,736			239,795	

