

Property Location 247 ALLEN ST		Map ID 72/ 16/ 4/ 1		Bldg Name		State Use 101											
Vision ID 5226		Account # 5303		Sec # 1 of 1		Print Date 11/22/2025 8:37:44 A											
		Bldg # 1		Card # 1 of 1													
CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW							
MAKKIYA EKLAS 247 ALLEN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed								
						RESIDNTL.	101	218200	218,200								
						RES LAND	101	112500	112,500								
						RESIDNTL.	101	4000	4,000								
		DRAINAGE		VIEW	COMMUNITY												
		SUPPLEMENTAL DATA															
		Alt Prcl ID		Received													
		SP Permit		NIA													
		Chapter Land		Field 8													
		OC Dates		Field 9													
		In+Ex FY		Field 10													
GIS ID F_391950_2854761		Mailed		Assoc Pid#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MAKKIYA EKLAS WHEELER NANCY M BOND ELIZABETH BERARDI ANTONIO JR GORMAN WILLIAM R		26002	0303	08-26-2025	Q	I	403,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		25032	0369	06-06-2023	Q	I	325,000	00	2025	101	198,500	2024	101	184,600	2023	101	170,800
		24830	0342	12-06-2022	Q	I	325,000	00		101	112,500		101	112,500		101	102,500
		21744	0264	06-29-2017	Q	I	211,000	00		101	1,000		101	1,000		101	600
		16116	0218	08-07-2006	U	I	217,000										

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	19		RANCH			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C		AVERAGE			Bsmt Garage							
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					167.94		
Interior Floor 1	3		HARDWOOD			RCN					283,375		
Interior Floor 2						Net Other Adj							
Heat Fuel	2		GAS			Year Built					1957		
Heat Type	3		FORCED H/W			Effective Year Built					2002		
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	1					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					218,200		
Extra Kitchen St						Dep % Ovr							
FBM Sqft	808					Dep Ovr Comment							
FBM Quality	5					Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	0					Cost to Cure Ovr Comment							
WS Flues													
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
02	SHED/FR			L	288	12.00	2024	70	0.00	GD	G	1.25	3,000
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,072		40.01		42,887		
FFL	1ST FLOOR					1,120	1,120		200.41		224,455		
PAT	PATIO					0	188		9.59		1,804		
WDK	WOOD DECK					0	356		39.97		14,229		
Ttl Gross Liv / Lease Area						1,120	2,736				283,375		

