

Property Location: 12 LESTER ST
Vision ID: 1569

Account #1604

MAP ID:25/ 178/ 19/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/26/2014 13:20

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION											
FOURNIER DENISE A 12 LESTER ST EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value												
										RESIDENTL.	101	62,500	62,500												
										RES LAND	101	78,800	78,800												
										RESIDENTL.	101	5,300	5,300												
SUPPLEMENTAL DATA																									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380297_2852858						Received Prior ID Owner Occ Y Final Area 1160.25 Current Ac. .28281 ASSOC PID#																			
Total										146,600		146,600													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
FOURNIER DENISE A SCARNICI LEONARD A + JOHNSON				07898/ 0325 06860/ 0521 01380/ 0289		12/31/1991 06/08/1988 09/15/1927		U	I	116,000 82,000 0		O	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
													2014	B	59,000		2013	B	67,100		2012	B	70,800		
													2014	L	81,400		2013	L	81,400		2012	L	85,000		
													2014	O	6,000		2013	O	6,000		2012	O	6,000		
													Total:		146,400		Total:		154,500		Total:		161,800		
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description		Amount		Code	Description		Number	Amount										Comm. Int.					
Total:																									
ASSESSING NEIGHBORHOOD																									
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch														
0001/A								101			MA														
NOTES																									
												Appraised Bldg. Value (Card) 62,500													
												Appraised XF (B) Value (Bldg) 0													
												Appraised OB (L) Value (Bldg) 5,300													
												Appraised Land Value (Bldg) 78,800													
												Special Land Value 0													
												Total Appraised Parcel Value 146,600													
												Valuation Method: C													
												Adjustment: 0													
												Net Total Appraised Parcel Value				146,600									
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					
201402547		09/23/2014		42	REPAIRS		4,000			0			STRAIGHTENING GAR		05/14/2004			319	14	INSPECTED					
															03/24/2004			250	22	MAILER SENT					
															10/25/2003			274	2	MEASURED					
															08/13/1992			131	2	MEASURED					
															06/17/1992			107	22	MAILER SENT					
LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value		
1	101	ONE FAM		RC				12,319 SF	6.40	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		6.40	78,800		
Total Card Land Units:				0.28		AC		Parcel Total Land Area:				0.28 AC				Total Land Value:								78,800	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	2			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		77.61	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		102,519	
Heat Type	3		FORCED H/W	AYB		1927	
AC Type	01		NONE	EYB		1975	
Bedrooms	2			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		39	
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		61	
Basement Floor	12			Apprais Val		62,500	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	663		15.57	10,322	
FFL	1ST FLOOR	663	663		77.61	51,454	
OFP	OPEN PORCH	0	248		7.82	1,940	
TQS	3/4 STORY	497	663		58.18	38,571	
WDK	WOOD DECK	0	21		11.09	233	
Ttl. Gross Liv/Lease Area:		1,160	2,258	1,321		102,519	

OFP	18	1	WDK
8		3	77 7
	18	3	
TQS	18	3	5
FFL			
BMT			
			15
28		5	
		OFP	3
		5	
		1313	13
	21	8	

