

Property Location: 27 AVERY ST
Vision ID: 2637

Account #2683

MAP ID:3/ 79/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/27/2014 20:30

CURRENT OWNER

LEGER TODD W
LEGER AMANDA J
27 AVERY ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_375420_2853002

Received
Prior ID
Owner Occ Y
Final Area 966
Current Ac. 1.13827

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
122,600
83,900
1,500

Assessed Value
122,600
83,900
1,500

Total

208,000

208,000

1006
AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

LEGER TODD W
COLANTONI PAUL ,
BAILEY W SCOTT +
GIRARD
BRUNELLE WI

BK-VOL/PAGE
18338/ 260
08545/ 0259
6824/ 0310
6084/ 420
05784/ 0215

SALE DATE
06/16/2010
08/31/1993
05/02/1988
05/14/1986
03/29/1985

q/u
U
U
U
U
U

v/i
I
I
I
I
I

SALE PRICE
222,500
115,500
120,000
75,000
44,000

V.C.

D

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

118,000

2013

B

117,300

2012

B

118,500

2014

L

86,800

2013

L

86,800

2012

L

86,800

2014

O

1,800

2013

O

1,800

2012

O

1,800

Total:

206,600

Total:

205,900

Total:

207,100

EXEMPTIONS

Year
Type
Description
Amount
Code

OTHER ASSESSMENTS

Description
Number
Amount
Comm. Int.

Total:

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method:
Adjustment:
Net Total Appraised Parcel Value

122,600
0
1,500
83,900
0
208,000
C
0
208,000

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
NA

NOTES

1 BDRM IN LLV

BUILDING PERMIT RECORD

Permit ID
152
189
164
285

Issue Date
06/05/2007
06/05/2006
07/27/1998
01/01/1984

Type
21
20
11
MN

Description
SIDING
WOOD STOVE
POOL
Manual Note

Amount
12,995
3,800
3,600
0

Insp. Date

% Comp.
0
0
0
0

Date Comp.

Comments
OC 8/24/2006 PELLET S
DWLG

VISIT/ CHANGE HISTORY

Date
03/04/2011
12/21/2007
04/06/2004
01/15/1999
08/03/1992

Type

IS

ID
317
317
311
105
131

Cd.
16
15
1
15
14

Purpose/Result
FIELDREV CHG
PERMIT VISIT
LEFT NOTICE
PERMIT VISIT
INSPECTED

LAND LINE VALUATION SECTION

B #
1
1

Use Code
101
101

Use Description
ONE FAM
ONE FAM

Zone
RB
RB

D

Front

Depth

Units
40,000
0.22

SF
AC

Unit Price
2.20
7,000.00

I. Factor
1.0400
1.0000

S.A.
6
0

Acre Disc
1.0000
1.0000

C. Factor
0.90
1.00

ST. Idx
NA
NA

Adj.
1.00
1.00

Notes- Adj
TOP2

Special Pricing

Spec Use

Spec Calc

S Adj Fact
1.00
1.00

Adj. Unit Price
2.06
7,000.00

Land Value
82,400
1,500

Total Card Land Units:

1.14

AC

Parcel Total Land Area:

1.14

AC

Total Land Value:

83,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	18		SPLIT ENT	#Heat Sys	1		NONE	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft	450			
Stories	1.00		1 Story	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	4		CARPET	Adj. Base Rate:				121.40
Interior Floor 2								
Heat Fuel	3		ELECTRIC					
Heat Type	6		ELECTRC BB					
AC Type	03		Full					
Bedrooms	3				Replace Cost	145,923		
Full Baths	1				AYB	1984		
Half Baths	1				EYB	1998		
Extra Fixtures	1				Dep Code	GD		
Total Rooms	5				Remodel Rating			
Bath Style	A			AVERAGE	Year Remodeled			
Kitchen Style	A			AVERAGE	Dep %	16		
Kitchens	1			WOOD	Functional ObsInc			
Extra Kitchens	0				External ObsInc			
Frame	1	Cost Trend Factor			1			
Basement Floor	12	Condition						
Bsmt Garage	2	% Complete						
Units	1	Overall % Cond			84			
WS Flues		Apprais Val			122,600			
FBM Quality	3	Dep % Ovr			0			
Fireplaces	1	Dep Ovr Comment						
		Misc Imp Ovr	0					
		Misc Imp Ovr Comment						
		Cost to Cure Ovr	0					
		Cost to Cure Ovr Comment						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	120	7.48	1998	A		GD	70	600
07	POOL A-C	OB	Outbuilding	L	18	69.00	1998	A		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	966	966		121.40	117,273
LLV	LOWR LEVEL	0	900		30.35	27,315
WDK	WOOD DECK	0	80		16.69	1,335
Ttl. Gross Liv/Lease Area:		966	1,946	1,202		145,923

