

Property Location: 20 LESTER ST
Vision ID: 1572

Account #1607

MAP ID:25/ 180/ 17/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:11/25/2015 10:08

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION															
YUEN KWOK KWAN YAU SIUSIM 20 LESTER ST EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value																
										RESIDENTL.	101	82,700	82,700																
										RES LAND	101	78,800	78,800																
										RESIDENTL.	101	6,200	6,200																
SUPPLEMENTAL DATA										Total				167,700		167,700													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380274_2852970						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
YUEN KWOK KWAN TATRO LAURA A + DAVID R, MALCHOW DAVID C				11593/ 312 09638/ 0254 05350/ 0012		04/18/2001 09/30/1996 12/01/1982		U	I	120,000 95,000 0		V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value								
													2015	101	82,700	2014	B	77,000	2013	B	80,900								
													2015	101	78,800	2014	L	81,300	2013	L	81,300								
													2015	101	6,200	2014	O	2,300	2013	O	2,300								
													Total:			167,700			Total:			160,600			Total:			164,500	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)82,700 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)6,200 Appraised Land Value (Bldg)78,800 Special Land Value0 Total Appraised Parcel Value167,700 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value167,700																	
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																													
96 BP NVC																													
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										
213		08/27/1996		MN	Manual Note		560		0			REROOF		04/14/2004 03/24/2004 10/25/2003 12/20/1996 07/09/1992			317 250 274 200 131	14 22 2 15 3	INSPECTED MAILER SENT MEASURED PERMIT VISIT MEAS+INSPCTD										
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				12,180	SF	6.47	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	6.47	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	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	C		AVERAGE	FBM Sqft	832		
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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2	8		PLYWD PANL				
Interior Floor 1	4		CARPET	Adj. Base Rate:		106.68	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		135,590	
AC Type	03		Full	AYB		1950	
Bedrooms	3			EYB		1975	
Full Baths	1			Dep Code		AV	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %		39	
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		61	
Bsmt Garage				Apprais Val		82,700	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	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
10	POOL I-C			L	648	29.90	1962	A		PR	30	5,800
02	SHED/FR			L	80	7.48	2002	A		GD	70	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,040		21.34	22,189	
FFL	1ST FLOOR	1,040	1,040		106.68	110,947	
PAT	PATIO	0	464		5.29	2,454	
Ttl. Gross Liv/Lease Area:		1,040	2,544	1,271		135,590	

