

Property Location: 20 LESTER ST
Vision ID: 1572

Account #1607

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/15/2017 08:36

CURRENT OWNER

YUEN KWOK KWAN
YAU SIUSIM
20 LESTER 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_380274_2852970

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101

Appraised Value
75,900
83,100
4,800

Assessed Value
75,900
83,100
4,800

1006
4ST LONGMEADOW, MA

VISION

Total

163,800

163,800

RECORD OF OWNERSHIP

BK-VOL/PAGE

11593/ 312
09638/ 0254
05350/ 0012

SALE DATE

04/18/2001
09/30/1996
12/01/1982

q/u

U
U
U

v/i

1
1
1

SALE PRICE

120,000
95,000
0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

83,600

2016

101

82,700

2015

101

82,700

2017

101

81,100

2016

101

78,800

2015

101

78,800

2017

101

6,200

2016

101

6,200

2015

101

6,200

Total:

170,900

Total:

167,700

Total:

167,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

75,900

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

4,800

Appraised Land Value (Bldg)

83,100

Special Land Value

0

Total Appraised Parcel Value

163,800

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

163,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201702281
213

08/21/2017
08/27/1996

12
MN

REROOF
Manual Note

5,980
560

0
100

REROOF

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/02/2017

317

14

INSPECTED

01/20/2017

119

2

MEASURED

04/14/2004

317

14

INSPECTED

03/24/2004

250

22

MAILER SENT

10/25/2003

274

2

MEASURED

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

12,180 SF

6.82

1.0000

5

1.0000

1.00

MA

1.00

1.00

6.82

83,100

Total Card Land Units:

0.28 AC

Parcel Total Land Area:

0.28 AC

Total Land Value:

83,100

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		NO				
Grade	C		AVERAGE	FBM Sqft	832						
Stories	1.00		1 STORY	Int vs Ext	W						
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								
Interior Floor 2	3		HARDWOOD								
Heat Fuel	2		GAS								
Heat Type	1		FORCED H/A								
AC Type	03		FULL								
Bedrooms	3										
Full Baths	1										
Half Baths	0										
Extra Fixtures	0										
Total Rooms	6										
Bath Style	A		AVERAGE								
Kitchen Style	A		AVERAGE								
Kitchens	1										
Extra Kitchens	0										
Frame	1		WOOD								
Basement Floor	12		CONCRETE								
Bsmt Garage											
Units	1										
WS Flues											
FBM Quality	1										
Fireplaces	0										
								Adj. Base Rate:		114.51	
								Replace Cost		145,998	
				AYB		1950					
				EYB		1969					
				Dep Code		FA					
				Remodel Rating							
				Year Remodeled							
				Dep %		48					
				Functional ObsInc							
				External ObsInc							
				Cost Trend Factor		1					
				Condition							
				% Complete							
				Overall % Cond		52					
				Apprais Val		75,900					
				Dep % Ovr		0					
				Dep Ovr Comment							
				Misc Imp Ovr		0					
				Misc Imp Ovr Comment							
				Cost to Cure Ovr		0					
				Cost to Cure Ovr Comment							

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,040		22.90	23,818
FFL	1ST FLOOR	1,040	1,040		114.51	119,089
OFF	OPEN PORCH	0	24		9.54	229
PAT	PATIO	0	493		5.81	2,863

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