

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: 12/06/2018 15:02

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
89,900
83,100
4,800

Assessed Value
89,900
83,100
4,800

Total

177,800

177,800

1006
4ST LONGMEADOW, M

VISION

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

2018

101

75,900

2017

101

83,600

2016

101

82,700

2018

101

83,100

2017

101

81,100

2016

101

78,800

2018

101

4,800

2017

101

6,200

2016

101

6,200

Total:

163,800

Total:

170,900

Total:

167,700

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MA

NOTES

Signature

This signature acknowledges a visit by a Data Collector or Assessor

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

89,900
0
4,800
83,100
0

177,800
C
0

177,800

BUILDING PERMIT RECORD

Permit ID
201803136
201702281
213

Issue Date
11/09/2018
08/21/2017
08/27/1996

Type
5
12
MN

Description
DEMOLITION
REROOF
Manual Note

Amount
4,000
5,980
560

Insp. Date
05/22/2018

% Comp.
0
100
100

Date Comp.
05/22/2018

Comments
POOL
REROOF

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/22/2018

400

15

PERMIT VISIT

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

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:		123.67	
								Replace Cost		157,677	
				AYB		1950					
				EYB		1975					
				Dep Code		AV					
				Remodel Rating							
				Year Remodeled							
				Dep %		43					
				Functional ObsInc							
				External ObsInc							
				Cost Trend Factor		1					
				Condition							
				% Complete							
				Overall % Cond		57					
				Apprais Val		89,900					
				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	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	P		PR	30	4,400
02	SHED/FR			L	80	7.48	2002	A		GD	70	400

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,040		24.73	25,723
FFL	1ST FLOOR	1,040	1,040		123.67	128,615
OFF	OPEN PORCH	0	24		10.31	247
PAT	PATIO	0	493		6.27	3,092

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OFF	OPEN PORCH	0	24		10.31	247
PAT	PATIO	0	493		6.27	3,092

Ttl. Gross Liv/Lease Area:	1,040	2,597	1,275	157,677
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