

Property Location

23 LESTER ST

Map ID

25/ 160/ 13/ /

Bldg Name

State Use

101

Vision ID

1550

Account #

1585

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:40:46

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ROBERTS REBECCA M 23 LESTER ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	88300	88,300												
						RES LAND	101	80400	80,400												
						RESIDNTL.	101	300	300												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_380437_2853104						Total				169,000	169,000										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ROBERTS REBECCA M VALLANI ALDO L HOEKSTRA JOHN L +,		20412	0021	09-02-2014	Q	I	152,000	00	Year	Code	Assessed	Year	Code	Assessed							
		10425	0458	08-28-1998	U	I	84,000		2019	101	85,800	2018	101	80,500							
		03575	0127	03-26-1971	U	I	0			101	78,000		101	76,300							
										101	300		101	300							
								Total	164100	Total	158800	Total	158200								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int													
Total			0.00																		
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				88,300							
0001						101		MA		Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				300							
										Appraised Land Value (Bldg)				80,400							
										Special Land Value				0							
										Total Appraised Parcel Value				169,000							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				169,000							
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							
									01-20-2017			119	2	MEASURED							
									05-05-2004			319	14	INSPECTED							
									03-24-2004			250	22	MAILER SENT							
									10-28-2003			274	2	MEASURED							
									06-26-1992			131	3	MEAS+INSPCTD							
									08-04-1982			500	1	LEFT NOTICE							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RC				9,583 SF	8.83	1.000	5	LAND	0.95	MA	1.00	BCOR		0		1.000	8.39	80,400
Total Card Land Units							0.220	AC	Parcel Total Land Area:				0.2200	Total Land Value							80,400

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	20	COMP CLAP	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		112.60	
Interior Floor 1	3	HARDWOOD	RCN		147,135	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1971	
Heat Type	1	FORCED H/A	Effective Year Built		1978	
AC Type	03	FULL	Depreciation Code		AV	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		40	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		60	
Extra Kitchens	0		RCNLD		88,300	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	64	7.48	1990	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		25.54	24,523	
FFL	1ST FLOOR	960	960		127.72	122,613	
Ttl Gross Liv / Lease Area		960	1,920	1,152		147,135	

