

Property Location		6 LESTER ST		Map ID		25/ 176/ 21/ /		Bldg Name		State Use 101		Vision ID		1567		Account #		1602		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date		12/18/2019 12:43:24					
CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										1006 EAST LONGMEADOW																	
KIELY KAITLIN 6 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380361_2852716				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																					
												RESIDNTL.		101		110800		110,800																					
												RES LAND		101		87300		87,300																					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		7900		7,900																					
SUPPLEMENTAL DATA										Total										206,000		206,000																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
KIELY KAITLIN HEATH CHERYL L HEATH STEPHEN M, HARPER MARK S +, WALKER				20261 0583		04-29-2014		Q		I		208,000		00		Year		Code		Assessed		Year		Code		Assessed													
				19384 0320		08-08-2012		U		I		25,000		1A		2019		101		108,200		2018		101		112,000		2017		101		108,800							
				10819 0495		06-25-1999		U		I		127,500						101		84,800				101		84,800				101		82,600							
				06402 0336		02-27-1987		U		I		94,000						101		7,900				101		7,900				101		7,900							
				04758 0064		04-26-1979		U		I		0				Total		200900		Total		204700		Total		199300													
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)														110,800															
0001						101		MA		Appraised Xf (B) Value (Bldg)														0															
																		Appraised Ob (B) Value (Bldg)														7,900							
																		Appraised Land Value (Bldg)														87,300							
																		Special Land Value														0							
																		Total Appraised Parcel Value														206,000							
																		Valuation Method														C							
																		Adjustment																					
																		Net Total Appraised Parcel Value														206,000							
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											
309		09-06-2006		4		ADDITION		25,000								ADD 8' OFF BACK		06-20-2014						119		3		MEAS+INSPCTD											
60		04-13-2004		7		REMODEL		10,000								PORCH INTO LIVIN		01-11-2007						311		15		PERMIT VISIT											
23		02-01-1993		MN		Manual Note		500								OC 6/11/2004 SUN		12-28-2004						311		14		INSPECTED											
																		10-25-2003						274		3		MEAS+INSPCTD											
																		01-27-1994						105		15		PERMIT VISIT											
																		08-06-1992						131		14		INSPECTED											
																		06-17-1992						107		22		MAILER SENT											
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								16,793 SF		5.20		1.000		5		LAND		1.00		MA		1.00				0		1.000		5.20		87,300	
Total Card Land Units														0.386		AC		Parcel Total Land Area:				0.3855				Total Land Value										87,300			

Property Location 6 LESTER ST
Vision ID 1567

Account # 1602

Map ID 25/ 176/ 21/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 12:43:24

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		74.32
Interior Floor 2	2	SOFTWOOD	RCN		158,343
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1910
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %		30
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		110,800
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
03	GARAGE	OB	Outbuildi	L	280	28.18	1940	70	0.00	GD	A	1.00	5,500
07	POOL A-C	OB	Outbuildi	L	18	69.00	1989	60	0.00	AV	A	1.00	700
19	PATIO			L	264	5.75	2010	70	0.00	GD	G	1.25	1,300
02	SHED/FR			L	80	7.48	2010	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	646		17.11	11,053							
CFL	CATHEDRAL CE	360	360		88.30	31,789							
FFL	1ST FLOOR	800	800		85.68	68,547							
OFP	OPEN PORCH	0	72		8.33	600							
PAT	PATIO	0	302		4.26	1,285							
SFL	2ND FLOOR	28	28		85.68	2,399							
TQS	3/4 STORY	488	651		64.23	41,813							
WDK	WOOD DECK	0	70		12.24	857							

Ttl Gross Liv / Lease Area		1,676	2,929	1,848	158,343	
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