

Property Location

10 LESTER ST

Map ID

25/ 177/ 20/ /

Bldg Name

State Use

101

Vision ID

1568

Account #

1603

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:43:32

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
CLARK STEVEN H LE COLEMAN KATHLEEN A LE 10 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380316_2852796		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		150100		150,100																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		86900		86,900																							
		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#				Total								237,000		237,000																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
CLARK STEVEN H LE CLARK STEVEN H CLARK STEVEN H , RIEMER		21991 0466		12-18-2017		U I		I		1		1A		Year		Code		Assessed		Year		Code		Assessed															
		19221 0192		04-20-2012		U I		I		100		1		2019		101		145,900		2018		101		136,600															
		06136 0294		06-30-1986		U I		I		98,600																													
		05694 0203		10-03-1984		U I		I		60																													
														Total		230300		Total		221000		Total		217400															
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)										150,100																			
0001						101		MA		Appraised Xf (B) Value (Bldg)										0																			
NOTES														Appraised Ob (B) Value (Bldg)										0															
														Appraised Land Value (Bldg)										86,900															
														Special Land Value										0															
														Total Appraised Parcel Value										237,000															
														Valuation Method										C															
														Adjustment																									
														Net Total Appraised Parcel Value										237,000															
														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											
201202802		08-08-2012		7		REMODEL		18,051								2ND FL BATH		07-30-2019						334		2		MEASURED											
																		06-07-2013						317		3		MEAS+INSPCTD											
																		05-29-2013						317		15		PERMIT VISIT											
																		05-29-2013						317		15		PERMIT VISIT											
																		04-26-2004						319		14		INSPECTED											
																		03-24-2004						250		22		MAILER SENT											
																		10-25-2003						274		2		MEASURED											
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								15,654 SF		5.55		1.000		5		LAND		1.00		MA		1.00				0		1.000		5.55		86,900	
Total Card Land Units														0.359		AC		Parcel Total Land Area:				0.3594				Total Land Value										86,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	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	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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		90.60
Interior Floor 1	2	SOFTWOOD	RCN		208,413
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1971
Heat Type	1	FORCED H/A	Effective Year Built		1990
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		28
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		72
Extra Kitchens	0		RCNLD		150,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,032		20.72	21,381
EFP	ENCL PORCH	0	216		31.23	6,746
FFL	1ST FLOOR	1,032	1,032		103.79	107,113
OFP	OPEN PORCH	0	32		9.73	311
TQS	3/4 STORY	702	936		77.84	72,861
Ttl Gross Liv / Lease Area		1,734	3,248	2,008		208,413

