

Property Location

12 LESTER ST

Map ID

25/ 178/ 19/ /

Bldg Name

State Use

101

Vision ID

1569

Account #

1604

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:43:41

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
FOURNIER DENISE A 12 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380297_2852858		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		70800		70,800																							
										RES LAND		101		85700		85,700																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		6300		6,300																							
SUPPLEMENTAL DATA										Total								162,800		162,800																			
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10		Assoc Pid#																			
Mailed																																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
FOURNIER DENISE A SCARNICI LEONARD A + JOHNSON		07898 0325		12-31-1991		U I				116,000		1		Year		Code		Assessed		Year		Code		Assessed															
		06860 0521		06-08-1988		U I				82,000				2019		101		69,100		2018		101		63,400															
		01380 0289		09-15-1927		U I				0						101		83,200				101		81,200															
																101		6,300				101		6,300															
Total										158600		Total		152900		Total		150900																					
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																																							
Nbhd		Nbhd Name		B		Tracing		Batch																															
0001						101		MA																															
NOTES																																							
BUILDING PERMIT RECORD																																							
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result											
201402547		09-23-2014		42		REPAIRS		4,000		04-06-2015		100		04-06-2015		STRAIGHTENING G		04-06-2015						317		15		PERMIT VISIT											
																		05-14-2004						319		14		INSPECTED											
																		03-24-2004						250		22		MAILER SENT											
																		10-25-2003						274		2		MEASURED											
																		08-13-1992						131		2		MEASURED											
																		06-17-1992						107		22		MAILER SENT											
																		06-20-1980						500		3		MEAS+INSPCTD											
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								12,319 SF		6.96		1.000		5		LAND		1.00		MA		1.00				0		1.000		6.96		85,700	
Total Card Land Units														0.283		AC		Parcel Total Land Area:				0.2828				Total Land Value										85,700			

Property Location 12 LESTER ST
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Map ID 25/ 178/ 19/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 12:43:42

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Basement Floor	12		
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 Stories	Units	1		
Foundation	2		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	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		82.01	
Interior Floor 1	3	HARDWOOD	RCN		124,183	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1927	
Heat Type	3	FORCED H/W	Effective Year Built		1975	
AC Type	01	NONE	Depreciation Code		AV	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		43	
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		57	
Extra Kitchens	0		RCNLD		70,800	
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	1	YES	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
03	GARAGE	OB	Outbuildi	L	374	28.18	1951	60	0.00	AV	A	1.00	6,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	663		18.86	12,503	
FFL	1ST FLOOR	663	663		94.01	62,327	
OFP	OPEN PORCH	0	248		9.48	2,350	
TQS	3/4 STORY	497	663		70.47	46,721	
WDK	WOOD DECK	0	21		13.43	282	
Ttl Gross Liv / Lease Area		1,160	2,258	1,321		124,183	

