

State Use 101
Print Date 12/18/2019 12:44:22

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CLAY LINDA A LE GAGNER CYNTHIA L + CLAY JAMES 26 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380319_2853078 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	100900		100,900												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	80200		80,200												
												RESIDENTL.		101	7200		7,200												
				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		188,300		188,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
CLAY LINDA A LE CLAY,LINDA ANN GARDNER BERTRAM A + RUTH				17076 0087		12-14-2007		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				07788 0355		08-23-1991		U	I	1		1A	2019	101	98,100	2018	101	90,500	2017	101	90,200								
				01922 0556		02-24-1948		U	I	0				101	77,800		101	77,800		101	76,100								
														101	7,200		101	7,200		101	10,000								
				Total		0.00										Total	183100	Total	175500	Total	176300								
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		Appraised BLDG. Value (Card) 100,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,200 Appraised Land Value (Bldg) 80,200 Special Land Value 0 Total Appraised Parcel Value 188,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 188,300																			
0001						101		MA																					
NOTES																													
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	
93		05-25-1999		17		DECK		1,980								REROOF		02-02-2017						105		14		INSPECTED	
299		10-01-1992		MN		Manual Note		1,900										01-20-2017						119		2		MEASURED	
																		04-15-2004						317		14		INSPECTED	
																		03-24-2004						250		22		MAILER SENT	
																		10-25-2003						274		2		MEASURED	
																		11-04-1999						247		15		PERMIT VISIT	
																		06-26-1992						131		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				8,712	SF	9.68		1.000	5	LAND	0.95	MA	1.00	BCOR			0			1.000	9.20		80,200		
Total Card Land Units								0.200	AC	Parcel Total Land Area: 0.2000								Total Land Value								80,200			

Property Location 26 LESTER ST
 Vision ID 1573 Account # 1608

Map ID 25/ 181/ 12/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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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	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	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		98.65
Interior Floor 1	3	HARDWOOD	RCN		176,982
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1947
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		43
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		57
Extra Kitchens	0		RCNLD		100,900
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
03	GARAGE	OB	Outbuildi	L	352	28.18	1950	60	0.00	AV	A	1.00	6,000
14	SCRN HSE			L	132	14.95	1950	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	988		22.51	22,235
EFB	ENCL PORCH	0	21		32.09	674
FFL	1ST FLOOR	1,000	1,000		112.30	112,298
HST	HALF STORY	255	509		56.26	28,636
UHS	UNFIN HALF STORY	0	339		33.79	11,454
WDK	WOOD DECK	0	105		16.04	1,684
Ttl Gross Liv / Lease Area		1,255	2,962	1,576		176,982

