

State Use 101
Print Date 12/18/2019 3:35:27 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
LEGER TODD W LEGER AMANDA J 27 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375420_2853002												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		138300		138,300																									
				RES LAND								101		91100		91,100																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		600		600																									
				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		230,000		230,000																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
LEGER TODD W COLANTONI PAUL , BAILEY W SCOTT + GIRARD BRUNELLE WI				18338 0260		06-16-2010		U		I		222,500		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				08545 0259		08-31-1993		U		I		115,500				2019		101		134,800		2018		101		126,200		2017		101		123,800											
				6824 0310		05-02-1988		U		I		120,000				101		88,300		101		88,300		101		86,300																	
				6084 0420		05-14-1986		U		I		75,000				101		1,500		101		1,500		101		1,500																	
				05784 0215		03-29-1985		U		I		44,000																															
				Total												224600		Total		216000		Total		211600																			
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														APPROAISED VALUE SUMMARY																							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)												138,300																					
0001						101		NA		Appraised Xf (B) Value (Bldg)												0																					
										Appraised Ob (B) Value (Bldg)												600																					
										Appraised Land Value (Bldg)												91,100																					
										Special Land Value												0																					
										Total Appraised Parcel Value												230,000																					
										Valuation Method												C																					
										Adjustment																																	
										Net Total Appraised Parcel Value												230,000																					
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															
152		06-05-2007		21		SIDING		12,995								OC 8/24/2006 PELL DWLG		06-29-2019						334		3		MEAS+INSPCTD															
189		06-05-2006		20		WOOD STOVE		3,800										03-04-2011						317		16		FIELDREV CHG															
164		07-27-1998		11		POOL		3,600										12-21-2007						317		15		PERMIT VISIT															
285		01-01-1984		MN		Manual Note												04-06-2004						311		1		LEFT NOTICE															
																		01-15-1999						105		15		PERMIT VISIT															
																		08-03-1992						131		14		INSPECTED															
																		05-06-1992						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		RB								40,000		SF		2.39		1.040		6		LAND		0.90		NA		1.00		TOP2				0		1.000		2.24		89,600	
1		101		ONE FAM		RB								0.220		AC		7,000.00		1.000		0				1.00		NA		1.00				0		1.000		7,000.00		1,500			
Total Card Land Units														1.138		AC		Parcel Total Land Area: 1.1383										Total Land Value										91.100					

Property Location 27 AVERY ST
Vision ID 2637

Account # 2683

Map ID 3/ 79/ 0/ /

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	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE			
Exterior Wall 1	4	VINYL	MIXED USE		
Exterior Wall 2			Code	Description	
Roof Structure	1	GABLE	101	ONE FAM	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2	6	CERAMIC TL	Adj Base Rate		113.78
Heat Fuel	3	ELECTRIC	RCN		172,937
Heat Type	6	ELECTRC BB	Net Other Adj		
AC Type	03	FULL	Year Built		1984
Bedrooms	3		Effective Year Built		1998
Full Baths	1		Depreciation Code		GD
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	5		Depreciation %		20
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style	A	AVERAGE	External Obsol		
Kitchens	1		Cost Trend Factor		1
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition		80
FBM Sqft	450		RCNLD		138,300
FBM Quality	3		Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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
02	SHED/FR			L	120	7.48	1998	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	966	966		143.52	138,637	
LLV	LOWR LEVEL	0	900		35.88	32,291	
PAT	PATIO	0	80		7.18	574	
WDK	WOOD DECK	0	70		20.50	1,435	
Ttl Gross Liv / Lease Area		966	2,016	1,205		172,937	

