

Property Location		54 NORTH CIRCLE DR		Map ID		47/ 7/ 35/ /		Bldg Name		State Use 101	
Vision ID		3768		Account #		3833		Bldg # 1		Print Date 12/19/2019 11:19:03	
Sec # 1 of 1		Card # 1 of 1									

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW		
LEDERER VICTOR A LEDERER PAMELA J 54 NORTH CIRCLE DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed			
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	197500	197,500			
						RES LAND	101	107500	107,500			
						RESIDNTL.	101	400	400			
		SUPPLEMENTAL DATA				Total				305,400	305,400	
GIS ID		F_385064_2856128		Mailed		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LEDERER VICTOR A		10313	0139	06-04-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN,JOANNE L		10313	0137	06-04-1998	U	I	1	1A	2019	101	220,300	2018	101	205,700
LEDERER,VICTOR A		BK10	0	03-06-1998	U	I	1	1A		101	104,400		101	104,400
LEDERER VICTOR A,		03592	0193	06-02-1971	U	I	0	101		400	101		400	
								Total		325100	Total		310500	304000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
MG			

NOTES			

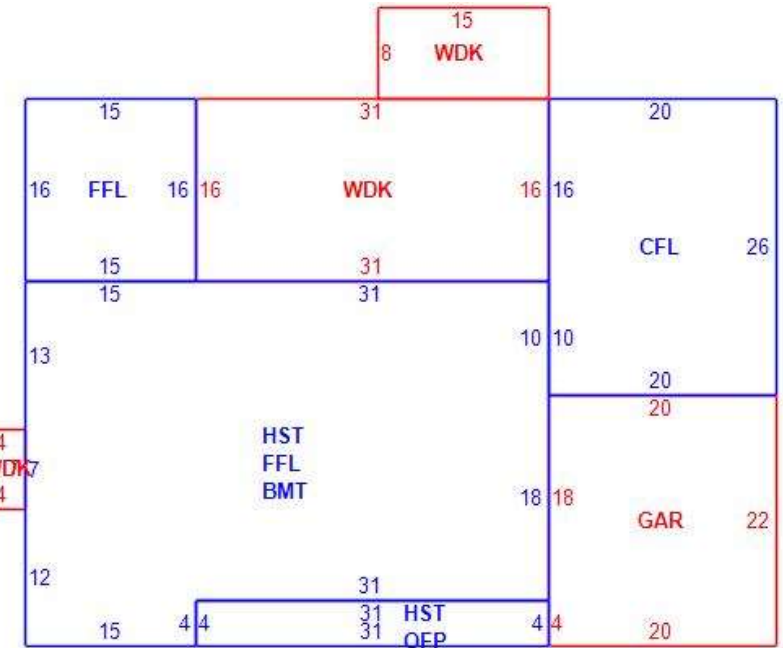
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result	
201201923	05-11-2012	12	REROOF	11,000				DECK & ADDITION WD STOVE ADDITION	08-05-2019			334	3	MEAS+INSPCTD	
28	03-04-1998	4	ADDITION	158,165					06-15-2012				317	15	PERMIT VISIT
11	01-01-1987	MN	Manual Note	1,000					06-10-2011				317	14	INSPECTED
199	01-01-1986	MN	Manual Note						05-20-2011				317	2	MEASURED
									09-05-2002				274	3	MEAS+INSPCTD
								02-11-1999				247	15	PERMIT VISIT	
								07-20-1992				131	14	INSPECTED	

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	RA				26,034	SF	3.47	1.190	7	LAND	1.00	MG	1.00		0		1.000	4.13	107,500
Total Card Land Units							0.598	AC	Parcel Total Land Area: 0.5977							Total Land Value					107,500

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	26	WOOD	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	8	PLYWD PANL	Adj Base Rate		74.87
Interior Floor 1	3	HARDWOOD	RCN		313,546
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1957
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	3		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		63
Extra Kitchens	0		RCNLD		197,500
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	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
02	SHED/FR			L	80	7.48	2006	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,348		18.43	24,841	
CFL	CATHEDRAL CE	520	520		94.83	49,314	
FFL	1ST FLOOR	1,588	1,588		92.00	146,101	
GAR	GARAGE	0	440		36.80	16,193	
HST	HALF STORY	736	1,472		46.00	67,714	
OPF	OPEN PORCH	0	124		8.90	1,104	
WDK	WOOD DECK	0	644		12.86	8,280	
Ttl Gross Liv / Lease Area		2,844	6,136	3,408		313,546	



54 NORTH CIRCLE DR