

Property Location 23 LEE ST
Vision ID 4259

Account # 4328
Map ID 53/ 8/ 41/ /
Bldg # 1

Bldg Name
Sec # 1 of 1
Card # 1 of 1

State Use 101
Print Date 12/19/2019 12:50:24

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
GOUR JEFFREY J GOUR JODI 23 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_385798_2845574		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	133100	133,100													
						RES LAND	101	110500	110,500													
						RESIDNTL.	101	400	400													
		DRAINAGE		VIEW	COMMUNITY																	
		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				244,000	244,000											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
GOUR JEFFREY J CENDANT MOBILITY FINANCIAL,CORPORA LEWIS DAVID M + DIANE L,		15794	0236	03-10-2006	U	I	225,000	1S	Year	Code	Assessed	Year	Code	Assessed								
		15794	0234	10-08-2005	U	I	225,000	1L	2019	101	129,300	2018	101	119,300								
		04629	0377	07-24-1978	U	I	0		101	107,700		101	107,700									
								101	400		101	400										
								Total		237400	Total		227400	Total	223200							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	YEAR	Amount									Comm Int						
											APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 133,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 110,500 Special Land Value 0 Total Appraised Parcel Value 244,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 244,000											
Total			0.00																			
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		B		Tracing		Batch														
0001						101		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								
201102843	10-26-2011	20	WOOD STOVE	0				INSERT	07-24-2019			334	2	MEASURED								
97	05-01-1994	MN	Manual Note	25,000				ADDITION	04-13-2012			317	15	PERMIT VISIT								
									04-17-2009			317	3	MEAS+INSPCTD								
									04-19-2002			250	22	MAILER SENT								
									04-18-2002			274	2	MEASURED								
									02-10-1995			107	15	PERMIT VISIT								
									03-20-1992			170	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	RA				40,000	SF	2.39	1.190	7	1.00	MG	1.00			0	TRF2	0.9	1.000	2.56	102,400
1	101	ONE FAM	RA				1.450	AC	7,000.00	1.000	0	0.80	MG	1.00	SHP2		0			1.000	5,600.00	8,100
Total Card Land Units							2.368	AC	Parcel Total Land Area:				2.3683	Total Land Value							110,500	

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate		89.50
RCN		211,197
Net Other Adj		
Year Built		1950
Effective Year Built		1981
Depreciation Code		AG
Remodel Rating		
Year Remodeled		
Depreciation %		37
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		63
RCNLD		133,100
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

/ XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
7.48	1958	60	0.00	AV	A	1.00	400

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	728		20.30	14,782
1,250	1,250		101.25	126,556
0	336		40.38	13,567
0	102		9.93	1,012
546	728		75.93	55,280
1,796	3,144	2.086		211,197

