

Property Location		23 LESTER ST		Map ID		25/ 160/ 13/ /		Bldg Name		State Use 101		Vision ID		1550		Account #		1585		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date		11-03-2020 12:22:26	
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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ROBERTS REBECCA M 23 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380437_2853104		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	90100	90,100		
						RES LAND	101	80400	80,400		
						RESIDNTL.	101	300	300		
		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				170,800	170,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROBERTS REBECCA M VALLANI ALDO L HOEKSTRA JOHN L +,		20412	0021	09-02-2014	Q	I	152,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		10425	0458	08-28-1998	U	I	84,000		2020	101	88,300	2019	101	85,800	2018	101	80,500
		03575	0127	03-26-1971	U	I	0			101	80,400		101	78,000		101	78,000
										101	300		101	300		101	300
		Total						Total		169000	Total		164100	Total		158800	

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			
MA			

NOTES			
SOLAR DOESNT WORK			

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
									01-20-2017			119	2	MEASURED
									05-05-2004			319	14	INSPECTED
									03-24-2004			250	22	MAILER SENT
									10-28-2003			274	2	MEASURED
									06-26-1992			131	3	MEAS+INSPCTD
									08-04-1982			500	1	LEFT NOTICE

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				9,583 SF	8.83	1.000	5	LAND	0.95	MA	1.00	BCOR		0		1.000	8.39	80,400
Total Card Land Units							0.220	AC	Parcel Total Land Area:				0.2200	Total Land Value							80,400

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.00		1 STORY				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	20		COMP CLAP				Code	Description			Percentage		
Exterior Wall 2							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							Adj Base Rate				119.79		
Interior Floor 1	3		HARDWOOD				RCN				155,418		
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built				1971		
Heat Type	1		FORCED H/A				Effective Year Built				1976		
AC Type	03		FULL				Depreciation Code				AV		
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %				42		
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				58		
Extra Kitchens	0						RCNLD				90,100		
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
02	SHED/FR			L	64	7.48	1990	60	0.00	AV	A	1.00	300
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	960		26.98	25,903			
FFL	1ST FLOOR					960	960		134.91	129,515			
Ttl Gross Liv / Lease Area						960	1,920	1,152		155,418			

