

Property Location		5 LESTER ST		Map ID		25/ 165/ 2/ /		Bldg Name		State Use 101		Vision ID		1555		Account #		1590		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date		11-03-2020 12:23:18					
CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										1006 EAST LONGMEADOW																	
SCHNORF OLIVIA M 5 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380568_2852716				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																					
												RESIDNTL.		101		98500		98,500																					
												RES LAND		101		87800		87,800																					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		8000		8,000																					
SUPPLEMENTAL DATA										Total										194,300		194,300																	
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
SCHNORF OLIVIA M SMITH AARON F FORD MELINDA L HEIRS + DEV OF, WHEELER, HARLEY A FORD MELINDA L +,				20444 0552		09-30-2014		Q		I		195,500		00		Year		Code		Assessed		Year		Code		Assessed													
				18715 0091		03-23-2011		U		I		125,000		1		2020		101		93,400		2019		101		91,300		2018		101		75,300							
				16995 0223		10-19-2007		U		I		1		1A				101		87,800				101		85,300				101		85,300							
				14578 0093		10-21-2004		U		I		125,000		1A				101		8,000				101		8,000				101		8,000							
12227 0146				03-25-2002		U		I		115,000				Total		189200		Total		184600		Total		168600															
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																		APPRAISED VALUE SUMMARY																					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)														98,500															
0001						101		MA		Appraised Xf (B) Value (Bldg)														0															
																		Appraised Ob (B) Value (Bldg)														8,000							
																		Appraised Land Value (Bldg)														87,800							
																		Special Land Value														0							
																		Total Appraised Parcel Value														194,300							
																		Valuation Method														C							
																		Adjustment																					
																		Net Total Appraised Parcel Value														194,300							
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											
264		08-30-2011		25		WINDOWS		1,495										04-04-2014						317		15		PERMIT VISIT											
																		04-13-2012						317		15		PERMIT VISIT											
																		03-24-2004						250		22		MAILER SENT											
																		10-28-2003						274		2		MEASURED											
																		08-13-1992						131		2		MEASURED											
																		06-17-1992						107		22		MAILER SENT											
																		06-20-1980						500		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								18,217 SF		4.82		1.000		5		LAND		1.00		MA		1.00				0		1.000		4.82		87,800	
Total Card Land Units														0.418		AC		Parcel Total Land Area: 0.4182										Total Land Value										87,800	

Property Location 5 LESTER ST
 Vision ID 1555 Account # 1590

Map ID 25/ 165/ 2/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 12:23:19

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	5	ASBESTOS	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		80.12
Interior Floor 2			RCN		172,777
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1890
AC Type	03	FULL	Effective Year Built		1975
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		98,500
FBM Sqft	515		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
03	GARAGE	OB	Outbuildi	L	425	28.18	1900	50	0.00	FR	A	1.00	6,000
02	SHED/FR			L	540	7.48	1900	50	0.00	FR	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	736		19.25	14,165	
EFB	ENCL PORCH	0	50		28.91	1,445	
FFL	1ST FLOOR	736	736		96.36	70,922	
OPF	OPEN PORCH	0	312		9.57	2,987	
SFL	2ND FLOOR	720	720		96.36	69,381	
UAT	UNFIN ATTC	0	720		19.27	13,876	
Ttl Gross Liv / Lease Area		1,456	3,274	1,793		172,777	

