

Property Location

12 LESTER ST

Map ID

25/ 178/ 19/ /

Bldg Name

State Use

101

Vision ID

1569

Account #

1604

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:25:11

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
FOURNIER DENISE A 12 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380297_2852858		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		74900		74,900																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		85700		85,700																							
										RESIDNTL.		101		6300		6,300																							
SUPPLEMENTAL DATA																																							
Alt Prcl ID						Received																																	
SP Permit						NIA																																	
Chapter Land						Field 8																																	
OC Dates						Field 9																																	
In+Ex FY						Field 10																																	
Mailed						Assoc Pid#				Total								166,900		166,900																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
FOURNIER DENISE A SCARNICI LEONARD A + JOHNSON				07898 0325		12-31-1991		U		I		116,000		1		Year		Code		Assessed		Year		Code		Assessed													
				06860 0521		06-08-1988		U		I		82,000				2020		101		70,800		2019		101		69,100		2018		101		63,400							
				01380 0289		09-15-1927		U		I		0						101		85,700				101		83,200		101		83,200									
																		101		6,300				101		6,300		101		6,300									
Total																Total		162800		Total		158600		Total		152900													
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)														74,900					
0001												101				MA				Appraised Xf (B) Value (Bldg)														0					
																		Appraised Ob (B) Value (Bldg)														6,300							
																		Appraised Land Value (Bldg)														85,700							
																		Special Land Value														0							
																		Total Appraised Parcel Value														166,900							
																		Valuation Method														C							
																		Adjustment																					
																		Net Total Appraised Parcel Value														166,900							
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											
201402547		09-23-2014		42		REPAIRS		4,000		04-06-2015		100		04-06-2015		STRAIGHTENING G		04-06-2015						317		15		PERMIT VISIT											
																		05-14-2004						319		14		INSPECTED											
																		03-24-2004						250		22		MAILER SENT											
																		10-25-2003						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								12,319 SF		6.96		1.000		5		LAND		1.00		MA		1.00				0		1.000		6.96		85,700	
														Total Card Land Units		0.283		AC		Parcel Total Land Area:		0.2828														Total Land Value		85,700	

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 Bldg # 1

Bldg Name
 Sec # 1 of 1

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State Use 101
 Print Date 11-03-2020 12:25:12

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 Stories	Units	1	
Foundation	2		MIXED USE		
Exterior Wall 1	4	VINYL	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	87.48	
Interior Floor 2			RCN	131,409	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1927	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	74,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	374	28.18	1951	60	0.00	AV	A	1.00	6,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	663		19.96	13,230	
FFL	1ST FLOOR	663	663		99.48	65,953	
OFP	OPEN PORCH	0	248		10.03	2,487	
TQS	3/4 STORY	497	663		74.57	49,440	
WDK	WOOD DECK	0	21		14.21	298	
Ttl Gross Liv / Lease Area		1,160	2,258	1,321		131,409	

