

State Use 101
Print Date 11-03-2020 3:05:28 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
LEGER TODD W LEGER AMANDA J 27 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375420_2853002 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	143300		143,300															
				DRAINAGE				VIEW		COMMUNITY		RES LAND	101	91100		91,100															
												RESIDNTL.	101	600		600															
				SUPPLEMENTAL DATA																											
Alt Prcl ID						Received																									
SP Permit						NIA																									
Chapter Land						Field 8																									
OC Dates						Field 9																									
In+Ex FY						Field 10																									
						Assoc Pid#																									
										Total		235,000		235,000																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
LEGER TODD W COLANTONI PAUL , BAILEY W SCOTT + GIRARD BRUNELLE WI				18338	0260	06-16-2010	U	I	222,500		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				08545	0259	08-31-1993	U	I	115,500			2020	101	138,300	2019	101	134,800	2018	101	126,200											
				6824	0310	05-02-1988	U	I	120,000			101	91,100	101	88,300	101	88,300														
				6084	0420	05-14-1986	U	I	75,000			101	600	101	1,500	101	1,500														
				05784	0215	03-29-1985	U	I	44,000			Total	230000	Total	224600	Total	216000														
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																															
Nbhd		Nbhd Name		B		Tracing		Batch																							
0001						101		NA																							
NOTES																															
												Appraised BLDG. Value (Card)								143,300											
												Appraised Xf (B) Value (Bldg)								0											
												Appraised Ob (B) Value (Bldg)								600											
												Appraised Land Value (Bldg)								91,100											
												Special Land Value								0											
												Total Appraised Parcel Value								235,000											
												Valuation Method								C											
												Adjustment																			
												Net Total Appraised Parcel Value								235,000											
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								
152		06-05-2007		21	SIDING		12,995								OC 8/24/2006 PELL DWLG		06-29-2019				334	3	MEAS+INSPCTD								
189		06-05-2006		20	WOOD STOVE		3,800						03-04-2011						317	16	FIELDREV CHG										
164		07-27-1998		11	POOL		3,600						12-21-2007						317	15	PERMIT VISIT										
285		01-01-1984		MN	Manual Note								04-06-2004						311	1	LEFT NOTICE										
													01-15-1999						105	15	PERMIT VISIT										
													08-03-1992				131	14	INSPECTED												
													05-06-1992				107	22	MAILER SENT												
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		RB				40,000	SF	2.39	1.040	6	LAND	0.90	NA	1.00	TOP2			0			1.000	2.24	89,600						
1	101	ONE FAM		RB				0.220	AC	7,000	1.000	0		1.00	NA	1.00				0			1.000	7,000	1,500						
Total Card Land Units																1.138 AC		Parcel Total Land Area: 1.1383				Total Land Value								91,100	

Property Location 27 AVERY ST
Vision ID 2637

Account # 2683

Map ID 3/ 79/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE			
Exterior Wall 1	4	VINYL	MIXED USE		
Exterior Wall 2			Code	Description	
Roof Structure	1	GABLE	101	ONE FAM	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		120.82
Interior Floor 2	6	CERAMIC TL	RCN		181,420
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built		1984
AC Type	03	FULL	Effective Year Built		1997
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	5		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		79
Extra Kitchen St			RCNLD		143,300
FBM Sqft	450		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	120	7.48	1998	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	966	966		150.56	145,437	
LLV	LOWR LEVEL	0	900		37.64	33,875	
PAT	PATIO	0	80		7.53	602	
WDK	WOOD DECK	0	70		21.51	1,506	
Ttl Gross Liv / Lease Area		966	2,016	1,205		181,420	

