

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LEDUC ERIC P 97 COLONY DR EAST LONGMEADOW MA 01028 GIS ID F_384955_2855157 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	231600		231,600												
												RES LAND		101	103100		103,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3500		3,500												
				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		338,200		338,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LEDUC ERIC P ROUMELIOTIS GINA A ROUMELIOTIS GEORGE D + GINA A, ALEXOPOULOS PETER + LANIE HALE KATHERINE C				21927 0125		10-30-2017		Q		I		300,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				14482 0576		09-07-2004		U		V		1		1A		2020		101	222,900	2019	101	209,600	2018	101	193,000				
				08955 0141		09-29-1994		U		V		33,000		1A				101	103,100		101	100,000		101	100,000				
				07977 0476		03-18-1992		U		V		30,000		1				101	3,500		101	3,500		101	3,500				
				02164 0358		03-14-1952		U		I		0				Total		329500	Total	313100	Total	296500							
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		MG																					
NOTES																													
																Appraised BLDG. Value (Card)								231,600					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								3,500					
																Appraised Land Value (Bldg)								103,100					
																Special Land Value								0					
																Total Appraised Parcel Value								338,200					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								338,200					
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	
151		06-13-2001		11		POOL		10,000								DWELLING		07-09-2019						334		2		MEASURED	
233		08-01-1994		MN		Manual Note		100,000										10-14-2011						317		2		MEASURED	
																		09-11-2002						274		4		INFO AT DOOR	
																								274		15		PERMIT VISIT	
																								107		15		PERMIT VISIT	
																								107		3		MEAS+INSPCTD	
																01-13-1981						500		14		INSPECTED			
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				15,058	SF	5.76	1.190	7	LAND	1.00	MG	1.00					0			1.000	6.85	103,100			
Total Card Land Units								0.346	AC	Parcel Total Land Area:				0.3457	Total Land Value												103,100		

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+	AVG. (+)	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	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		96.87	
Interior Floor 1	3	HARDWOOD	RCN		272,507	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1994	
Heat Type	1	FORCED H/A	Effective Year Built		2003	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	3		Year Remodeled			
Half Baths	0		Depreciation %		15	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		85	
Extra Kitchens	0		RCNLD		231,600	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	428		Dep Ovr Comment			
FBM Quality	3		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
08	POOL A-O			L	24	69.00	2001	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	96	7.48	2001	70	0.00	GD	A	1.00	500
19	PATIO			L	440	5.75	2001	70	0.00	GD	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,740	1,740		125.70	218,709	
LLV	LOWR LEVEL	0	1,713		31.41	53,798	
Ttl Gross Liv / Lease Area		1,740	3,453	2,168		272,507	

