

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
LEDERER VICTOR A LEDERER PAMELA J 54 NORTH CIRCLE DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	208700		208,700															
												RES LAND		101	107500		107,500															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400															
				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#																								
GIS ID F_385064_2856128												Total		316,600		316,600																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
LEDERER VICTOR A SULLIVAN,JOANNE L LEDERER,VICTOR A LEDERER VICTOR A,				10313		0139		06-04-1998		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed				
				10313		0137		06-04-1998		U		I		1		1A		2020		101		197,500		2019		101		220,300				
				BK10		0		03-06-1998		U		I		1		1A				101		107,500		2018		101		104,400				
				03592		0193		06-02-1971		U		I		0						101		400				101		400				
																Total		305400		Total		325100		Total		310500						
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)								208,700								
																Appraised Xf (B) Value (Bldg)								0								
																Appraised Ob (B) Value (Bldg)								400								
																Appraised Land Value (Bldg)								107,500								
																Special Land Value								0								
																Total Appraised Parcel Value								316,600								
																Valuation Method								C								
																Adjustment																
																Net Total Appraised Parcel Value								316,600								
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				
201201923		05-11-2012		12		REROOF		11,000								DECK & ADDITION		08-05-2019						334		3		MEAS+INSPECT				
28		03-04-1998		4		ADDITION		158,165								WD STOVE		06-15-2012						317		15		PERMIT VISIT				
11		01-01-1987		MN		Manual Note		1,000								ADDITION		06-10-2011						317		14		INSPECTED				
199		01-01-1986		MN		Manual Note												05-20-2011						317		2		MEASURED				
																		09-05-2002						274		3		MEAS+INSPECT				
																		02-11-1999						247		15		PERMIT VISIT				
																		07-20-1992						131		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				26,034	SF	3.47	1.190	7	LAND	1.00	MG	1.00			0		1.000	4.13	107,500										
Total Card Land Units																0.598	AC	Parcel Total Land Area: 0.5977				Total Land Value										107,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2	26	WOOD	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	8	PLYWD PANL	Adj Base Rate		79.65
Interior Floor 1	3	HARDWOOD	RCN		331,302
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1957
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	3		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		208,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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	80	7.48	2006	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,348		19.47	26,248	
CFL	CATHEDRAL CE	520	520		100.20	52,106	
FFL	1ST FLOOR	1,588	1,588		97.21	154,374	
GAR	GARAGE	0	440		38.89	17,109	
HST	HALF STORY	736	1,472		48.61	71,549	
OPF	OPEN PORCH	0	124		9.41	1,167	
WDK	WOOD DECK	0	644		13.59	8,749	
Ttl Gross Liv / Lease Area		2,844	6,136	3,408		331,302	

