

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												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	148900		148,900											
												RES LAND		101	97900		97,900											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600											
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total												247,400		247,400						
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			2021	101	143,300	2020	101	138,300	2019	101	134,800					
				06824	0310	05-02-1988		U	I			120,000																
				06084	0420	05-14-1986		U	I			75,000																
				05784	0215	03-29-1985		U	I			44,000			Total		235,000		Total		230,000		Total		224,600			
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)												148,900				
												Appraised Xf (B) Value (Bldg)												0				
												Appraised Ob (B) Value (Bldg)												600				
												Appraised Land Value (Bldg)												97,900				
												Special Land Value												0				
												Total Appraised Parcel Value												247,400				
												Valuation Method												C				
												Adjustment																
												Net Total Appraised Parcel Value												247,400				
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+INSPECT				
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	2.58	1.040	6	LAND	0.90	NA	1.00		TOP2			0			1.000	2.41	96,400		
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								1.14	AC	Parcel Total Land Area: 1.14								Total Land Value										97,900

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

State Use 101
Print Date 11/3/2021 6:38:19 PM

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	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		126.68
Interior Floor 2	6	CERAMIC TL	RCN		188,481
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		148,900
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		156.42	151,098	
LLV	LOWR LEVEL	0	900		39.10	35,194	
PAT	PATIO	0	80		7.82	626	
WDK	WOOD DECK	0	70		22.35	1,564	
Ttl Gross Liv / Lease Area		966	2,016	1,205		188,481	

