

State Use 101
Print Date 11/3/2021 9:32:24 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
LEDUC ERIC P 97 COLONY DR EAST LONGMEADOW MA 01028 GIS ID F_384955_2855157												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		241100		241,100																		
												RES LAND		101		111400		111,400																		
				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		356,000		356,000																		
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		2021		101		231,600		2020		101		222,900		2019		101		209,600				
				08955 0141		09-29-1994		U		V		33,000		1A				101		103,100				101		103,100				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												Total		338,200		Total		329,500		Total		313,100										
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)										241,100								
																		Appraised Xf (B) Value (Bldg)										0								
																		Appraised Ob (B) Value (Bldg)										3,500								
																		Appraised Land Value (Bldg)										111,400								
																		Special Land Value										0								
																		Total Appraised Parcel Value										356,000								
																		Valuation Method										C								
																		Adjustment																		
																		Net Total Appraised Parcel Value										356,000								
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								
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								
																				02-26-2002						274		15		PERMIT VISIT						
																				12-28-1995						107		15		PERMIT VISIT						
																				03-06-1995						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	6.22	1.190	7	LAND	1.00	MG	1.00				0			1.000	7.4	111,400											
																		Total Card Land Units			0.35	AC	Parcel Total Land Area: 0.35			Total Land Value										111,400

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	18		SPLIT ENT				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmnt 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				101.57		
Interior Floor 1	3		HARDWOOD				RCN				283,614		
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				241,100		
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		130.82	227,624			
LLV	LOWR LEVEL					0	1,713		32.69	55,990			
Ttl Gross Liv / Lease Area						1,740	3,453	2,168			283,614		

