

State Use 101
Print Date 12/12/2022 5:28:49 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												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		160300		160,300																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		108700		108,700																	
												RESIDNTL.		101		600		600																	
				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		269,600		269,600																			
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				2022	101	148,900	2021	101	143,300	2020	101	138,300											
				06824 0310		05-02-1988		U		I		120,000					101	97,900		101	91,100		101	91,100											
				06084 0420		05-14-1986		U		I		75,000					101	600		101	600		101	600											
				05784 0215		03-29-1985		U		I		44,000																							
Total												247,400				Total		235,000		Total		230,000													
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				Tracing				Batch				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 160,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 108,700 Special Land Value 0 Total Appraised Parcel Value 269,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 269,600																					
0001						101				NA																									
NOTES																																			
																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+INSPECTD	
																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	2.84	1.050	6	LAND	0.90	NA	1.00	TOP2		0		1.000	2.68	107,200													
1	101	ONE FAM	RB				0.220	AC	7,000.00	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							108,700												

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	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		138.22
Interior Floor 2	6	CERAMIC TL	RCN		202,940
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built		1984
AC Type	03	FULL	Effective Year Built		2000
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		160,300
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		167.86	162,151	
LLV	LOWR LEVEL	0	900		41.96	37,768	
PAT	PATIO	0	80		8.39	671	
WDK	WOOD DECK	0	70		33.57	2,350	
Ttl Gross Liv / Lease Area		966	2,016			202,940	

