

State Use 101
Print Date 12/12/2022 8:15:57 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
LEDUC ERIC P 97 COLONY DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	260000		260,000								
												RES LAND		101	123600		123,600								
				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#																	
GIS ID F_384955_2855157												Total		387,100		387,100									
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	2022	101	241,100	2021	101	231,600	2020	101	222,900					
				08955	0141	09-29-1994	U	V	33,000		1A	101	111,400	101	103,100	101	103,100								
				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	356,000	Total	338,200	Total	329,500								
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) 260,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,500 Appraised Land Value (Bldg) 123,600 Special Land Value 0 Total Appraised Parcel Value 387,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 387,100											
0001						101				MG															
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							
151		06-13-2001		11 MN	POOL		10,000				DWELLING	07-09-2019				334	2	MEASURED							
233		08-01-1994			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	6.84	1.200	7	LAND	1.00	MG	1.00			0		1.000	8.21	123,600				
Total Card Land Units 0.35 AC										Parcel Total Land Area: 0.35										Total Land Value 123,600					

Property Location 97 COLONY DR
 Vision ID 3758 Account # 3823

Map ID 47/ 60/ 105/ /
 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+		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				110.98		
Interior Floor 1	3		HARDWOOD				RCN				305,851		
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built				1994		
Heat Type	1		FORCED H/A				Effective Year Built				2006		
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				260,000		
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		141.08	245,471			
LLV	LOWR LEVEL					0	1,713		35.25	60,380			
Ttl Gross Liv / Lease Area						1,740	3,453			305,851			

60

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29

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1

33

FFL

LLV



97 COLONY DR

