

Property Location

16 LESSARD CR

Map ID

6/ 132/ 6/ /

Bldg Name

State Use

101

Vision ID

4545

Account #

4618

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:14:26

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MANISCALCHI CHARLES J JR MANISCALCHI CAROLINE 16 LESSARD CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	228800	228,800												
						RES LAND	101	128800	128,800												
						RESIDNTL.	101	600	600												
		DRAINAGE		VIEW	COMMUNITY																
		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_376123_2848687						Total 358,200 358,200															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MANISCALCHI CHARLES J JR FRASER ANDREW W +, LACHAPELLE RICHARD W JR + LESSARD		11321	0479	08-31-2000	U	I	199,900	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		08440	0281	06-03-1993	U	I	168,000		2022	101	205,500	2021	101	196,900	2020	101	191,100				
		07543	0130	09-07-1990	U	I	1		101	116,200	101	107,600	101	107,600							
		00000	0000		U		0		101	600	101	600	101	600							
		Total						Total		322,300		Total		305,100		Total 299,300					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 228,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 128,800 Special Land Value 0 Total Appraised Parcel Value 358,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 358,200												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NG															
NOTES																					
SUB DIV 674																					
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							
202202050	06-07-2022	14	MIN ALT	9,400		0		REPLC 1 SLIDING	05-09-2018			333	3	MEAS+INSPCTD							
60	04-19-1996	MN	Manual Note	1,100				DECK	09-23-2010			311	2	MEASURED							
143	06-01-1994	MN	Manual Note	1,000				DECK	03-26-2004			311	1	LEFT NOTICE							
218	08-01-1992	MN	Manual Note	80,000				DWELLING	12-17-1996			200	15	PERMIT VISIT							
206	08-01-1992	MN	Manual Note	5,000				FONDATION	01-13-1995			107	15	PERMIT VISIT							
									01-17-1994			105	15	PERMIT VISIT							
									03-01-1993			131	15	PERMIT VISIT							
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				15,334 SF	6.72	1.250	8	LAND	1.00	NG	1.00			0		1.000	8.4	128,800
Total Card Land Units							0.35 AC	Parcel Total Land Area: 0.35							Total Land Value					128,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	109.91	
Interior Floor 1	4	CARPET	RCN	275,641	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1992	
Heat Type	1	FORCED H/A	Effective Year Built	2004	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	17	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	83	
Extra Kitchens	0		RCNLD	228,800	
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	120	7.48	2003	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		24.67	17,759	
FFL	1ST FLOOR	1,064	1,064		123.33	131,222	
GAR	GARAGE	0	484		49.43	23,926	
OPF	OPEN PORCH	0	56		13.21	740	
SFL	2ND FLOOR	782	782		123.33	96,444	
WDK	WOOD DECK	0	224		24.78	5,550	
Ttl Gross Liv / Lease Area		1,846	3,330			275,641	

