

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
ROWLEY MICHAEL P ROWLEY CYNTHIA E 15 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380555_2852953												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	150400		150,400																	
												RES LAND		101	113200		113,200																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4800		4,800																	
				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		268,400		268,400																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
ROWLEY MICHAEL P CORMIER				06522		0548		06-15-1987		U		I		114,000				Year		Code		Assessed		Year		Code		Assessed						
				05063		0158		01-30-1981		U		I		0				2023		101		138,000		2022		101		124,500						
																		101		103,000		101		93,600		101		86,600						
																		101		4,200		101		4,200		101		4,200						
														Total		245,200		Total		222,300		Total		210,200										
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																														
ASSESSING NEIGHBORHOOD																																		
Nbhd				Nbhd Name								Tracing				Batch																		
0001												101				MA																		
NOTES																																		
																		Appraised BLDG. Value (Card)										150,400						
																		Appraised Xf (B) Value (Bldg)										0						
																		Appraised Ob (B) Value (Bldg)										4,800						
																		Appraised Land Value (Bldg)										113,200						
																		Special Land Value										0						
Total Appraised Parcel Value										268,400																								
Valuation Method										C																								
Adjustment																																		
Net Total Appraised Parcel Value										268,400																								
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						
202103436		12-21-2021		25		WINDOWS		5,991		06-13-2022		100		06-13-2022		7 REPLC WIND-AS		03-22-2018						333		2		MEASURED						
201801255		04-13-2018		25		WINDOWS		1,805				100				1 REPLACEMENT		02-23-2010						316		14		INSPECTED						
201700898		04-03-2017		25		WINDOWS		2,550		03-22-2018		100		03-22-2018				12-30-2005						311		15		PERMIT VISIT						
204		07-23-2004		1		PORCH		17,000				0				SUNROOM		12-28-2004						311		2		MEASURED						
334		12-04-2000		4		ADDITION		1,000								REC ROOM		01-18-2001						247		3		MEAS+INSPCTD						
119		06-14-1999		11		POOL		200										11-04-1999						247		15		PERMIT VISIT						
68		04-01-1989		MN		Manual Note		250								SHED		08-13-1992						131		3		MEAS+INSPCTD						
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		RC				15,173	SF	7.46	1.000	5	LAND	1.00	MA	1.00					0			1.000	7.46	113,200								
Total Card Land Units																		0.35	AC	Parcel Total Land Area:			0.35	Total Land Value										113,200

Property Location 15 LESTER ST
 Vision ID 1552 Account # 1587

Map ID 25/ 162/ 31/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/13/2023 8:08:34 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	129.58	
Interior Floor 2			RCN	263,775	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1946	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	150,400	
FBM Sqft	266		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	288	32.00	1963	50	0.00	FR	F	0.90	4,100
19	PATIO			L	150	8.00	2000	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	888		29.10	25,840
FFL	1ST FLOOR	1,188	1,188		145.17	172,463
HST	HALF STORY	444	888		72.59	64,456
OPF	OPEN PORCH	0	72		14.11	1,016
Ttl Gross Liv / Lease Area		1,632	3,036			263,775

