

State Use 101
Print Date 11/13/2023 11:32:31 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 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	171600		171,600						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	119500		119,500						
												RESIDNTL.		101	1000		1,000						
				SUPPLEMENTAL DATA																			
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		292,100		292,100							
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			2023	101	160,300	2022	101	148,900	2021	101	143,300			
				06824	0310	05-02-1988	U	I	120,000			101	101	108,700	101	97,900	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	269,600	Total	247,400	Total	235,000						
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount		Code	Description			YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 171,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 119,500 Special Land Value 0 Total Appraised Parcel Value 292,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 292,100							
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd			Nbhd Name				Tracing				Batch												
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+INSPCTD					
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	3.12	1.050	6	LAND	0.90	NA	1.00	TOP2		0	1.000	2.95	118,000		
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							119,500

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		152.28
Interior Floor 2	6	CERAMIC TL	RCN		219,939
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built		1984
AC Type	03	FULL	Effective Year Built		1999
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		22
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		78
Extra Kitchen St			RCNLD		171,600
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	12.00	1998	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	966	966		181.92	175,733	
LLV	LOWR LEVEL	0	900		45.48	40,932	
PAT	PATIO	0	80		9.10	728	
WDK	WOOD DECK	0	70		36.38	2,547	
Ttl Gross Liv / Lease Area		966	2,016			219,939	

