

State Use 101
Print Date 11/14/2023 2:40:20 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
LEDUC ERIC P 97 COLONY DR EAST LONGMEADOW MA 01028 GIS ID F_384955_2855157				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 276000 135800 4500		Assessed 276,000 135,800 4,500		1006 EAST LONGMEADOW																							
				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#																																	
Total														416,300		416,300																											
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		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				14482 0576		09-07-2004		U		V		1		1A		2023		101		260,000		2022		101		241,100		2021		101		231,600											
				08955 0141		09-29-1994		U		V		33,000		1A				101		123,600				101		111,400		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														387,100		Total		356,000		Total		338,200																					
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				MG																															
NOTES																																											
																Appraised BLDG. Value (Card)										276,000																	
																Appraised Xf (B) Value (Bldg)										0																	
																Appraised Ob (B) Value (Bldg)										4,500																	
																Appraised Land Value (Bldg)										135,800																	
																Special Land Value										0																	
Total Appraised Parcel Value																416,300																											
Valuation Method																C																											
Adjustment																																											
Net Total Appraised Parcel Value																416,300																											
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		POOL		10,000								DWELLING		07-09-2019						334		2		MEASURED															
233		08-01-1994		MN		Manual Note		100,000										10-14-2011						317		2		MEASURED															
																		09-11-2002						274		4		INFO AT DOOR															
																								274		15		PERMIT VISIT															
																								107		15		PERMIT VISIT															
																								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		7.52		1.200		7		LAND		1.00		MG		1.00				0				1.000		9.02		135,800	
Total Card Land Units														0.35		AC		Parcel Total Land Area: 0.35										Total Land Value										135,800					

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				122.26		
Interior Floor 1	3		HARDWOOD				RCN				332,507		
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built				1994		
Heat Type	1		FORCED H/A				Effective Year Built				2004		
AC Type	03		FULL				Depreciation Code				GD		
Bedrooms	3						Remodel Rating						
Full Baths	3						Year Remodeled						
Half Baths	0						Depreciation %				17		
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				83		
Extra Kitchens	0						RCNLD				276,000		
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	12.00	2001	70	0.00	GD	A	1.00	800
19	PATIO			L	440	8.00	2001	70	0.00	GD	A	1.00	2,500
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
FFL	1ST FLOOR					1,740	1,740		153.37		266,864		
LLV	LOWR LEVEL					0	1,713		38.32		65,643		
Ttl Gross Liv / Lease Area						1,740	3,453			332,507			

