

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 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	162700		162,700													
												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		280,700		280,700														
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	Year	Code	Assessed										
				05063	0158	01-30-1981	U	I	0			2024	101	150,400	2023	101	138,000	2022	101	124,500										
												101	113,200		101	103,000		101	93,600											
												101	4,800		101	4,200		101	4,200											
Total												268,400		Total		245,200		Total		222,300										
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int																	
Total																														
ASSESSING NEIGHBORHOOD																														
Nbhd		Nbhd Name						Tracing			Batch																			
0001								101			MA																			
NOTES																														
																APPRAISED VALUE SUMMARY														
																Appraised BLDG. Value (Card)										162,700				
																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																280,700														
Valuation Method																C														
Adjustment																														
Net Total Appraised Parcel Value																280,700														
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 11/20/2024 11:33:59 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		141.54
Interior Floor 1	3	HARDWOOD	RCN		285,506
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1946
Heat Type	1	FORCED H/A	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		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		57
Extra Kitchens	0		RCNLD		162,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	266		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues	1				

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		31.50	27,969
FFL	1ST FLOOR	1,188	1,188		157.13	186,671
HST	HALF STORY	444	888		78.57	69,766
OPF	OPEN PORCH	0	72		15.28	1,100
Ttl Gross Liv / Lease Area		1,632	3,036			285,506

