

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GUILBAULT LEE ANN JENNINGS KATHERINE ALICE 11 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380571_2852886												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	189100		189,100												
												RES LAND		101	113100		113,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6900		6,900												
				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		309,100		309,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
GUILBAULT LEE ANN KUPPEREMAN MITCHELL TR KUPPERMAN JOSHUA M, WAIDE RUBY V LIFE ESTATE +, WAIDE RUBY V				24752		0029		10-03-2022		Q		I		305,000		00		Year		Code		Assessed		Year		Code		Assessed	
				18133		0116		12-29-2009		U		I		1		1A		2025		101		168,200		2024		101		155,400	
				18133		0109		12-29-2009		U		I		208,000						101		113,100				101		102,900	
				08634		0408		11-16-1993		U		I		1		1A				101		6,900				101		5,900	
				02340		0246		10-04-1954		U		I		0															
																Total		288,200		Total		275,400		Total		251,400			
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																													

Property Location 11 LESTER ST
Vision ID 1553 Account # 1588

Map ID 25/ 163/ 30/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/19/2025 10:09:45

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage	0		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	2	CONC BLOCK	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	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		130.90	
Interior Floor 1	2	SOFTWOOD	RCN		270,080	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1910	
Heat Type	5	STEAM	Effective Year Built		1995	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		70	
Extra Kitchens	0		RCNLD		189,100	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			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	0					

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	324	32.00	1963	60	0.00	AV	A	1.00	6,200
02	SHED/FR			L	96	12.00	1998	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	1,060		29.29	31,050
EPF	ENCL PORCH	0	30		73.23	2,197
FFL	1ST FLOOR	1,060	1,060		146.46	155,252
HST	HALF STORY	530	1,060		73.23	77,626
OPF	OPEN PORCH	0	42		13.95	586
OSP	SCRN PORCH	0	98		22.42	2,197
PAT	PATIO	0	160		7.32	1,172
Ttl Gross Liv / Lease Area		1,590	3,510			270,080

