Property Location: 157 PEASE RD | **MAP ID: 55/ 14/ 6/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 4297 | **Account #4366** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/28/2014 13:10**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
LOFTUS KEVIN J LOFTUS NANCY A 157 PEASE RD EAST LONGMEADOW, MA 01028 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area 2259.64998
In+Ex FY	Current Ac. .97827
Mailed	
GIS ID: F_386315_2842836	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	216,200	216,200
RES LAND	101	94,700	94,700
RESIDNTL.	101	800	800
	Total	311,700	311,700

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LOFTUS KEVIN J	06773/ 0005	03/07/1988	U	I	208,600	
HART	06186/ 521	08/12/1986	U	V	111,000	G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	204,700	2013	B	208,400	2012	B	205,500
2014	L	97,500	2013	L	99,300	2012	L	96,000
2014	O	1,000	2013	O	1,000	2012	O	1,000
	Total:	303,200		Total:	308,700		Total:	302,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	216,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	800
Appraised Land Value (Bldg)	94,700
Special Land Value	0
Total Appraised Parcel Value	311,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**311,700**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MG

NOTES

SUB DIV #517

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
20140225	07/25/2014	91	INSULATION	1,288		0		
203	06/30/2008	10	SHED	4,600		0		10` X 16` PREBUILT
187	07/12/2001	21	SIDING	4,000		0		NVC
238	08/01/1987	MN	Manual Note	120,000		0		SFR

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/27/2012			317	16	FIELDREV CHG
03/06/2009			317	2	MEASURED
01/16/2009			317	15	PERMIT VISIT
03/22/2002			250	22	MAILER SENT
02/28/2002			274	15	PERMIT VISIT

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use		Special Pricing Spec Calc		S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RAA				40,000	SF	2.20	1.1900	7	1.0000	1.00	MG	1.00				TRF2	.90	.90	2.36	94,400
1	101	ONE FAM	RAA				0.06	AC	7,000.00	1.0000	0	1.0000	0.75	MG	1.00	WET3					1.00	5,250.00	300

Total Card Land Units: 0.98 AC | **Parcel Total Land Area:** 0.98 AC | **Total Land Value:** 94,700

Property Location: 157 PEASE RD **MAP ID:** 55/ 14/ 6/ / **Bldg Name:** **State Use:** 101

Vision ID: 4297 **Account #**4366 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/28/2014 13:10

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	09		CONTEMPORY
Model	01		RESIDENTIAL
Grade	C+		AVG. (+)
Stories	1.50		1 1/2 Stories
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	01		NONE
Bedrooms	4		
Full Baths	3		
Half Baths	0		
Extra Fixtures	2		
Total Rooms	8		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	1		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

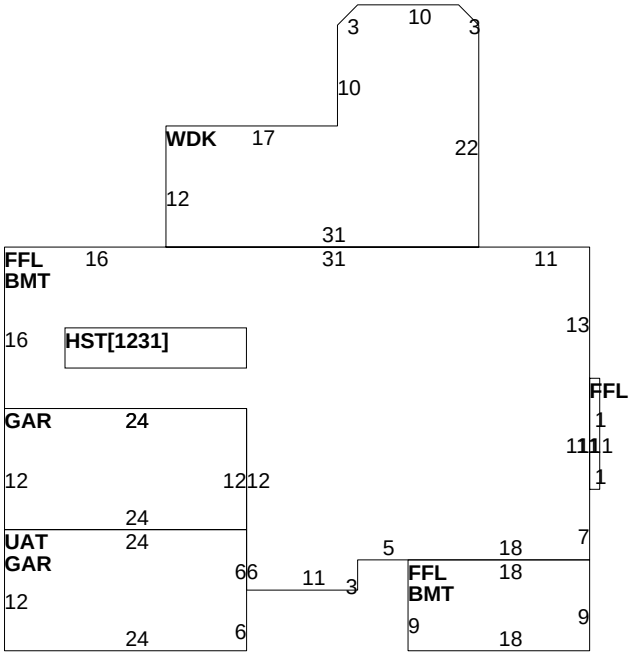
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	817		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	86.23
Replace Cost	254,366
AYB	1987
EYB	1999
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	15
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	85
Apprais Val	216,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	160	7.48	2008	A		GD	70	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,633		17.27	28,196
FFL	1ST FLOOR	1,644	1,644		86.23	141,755
GAR	GARAGE	0	576		34.43	19,832
HST	HALF STORY	616	1,231		43.15	53,115
UAT	UNFIN ATTC	0	288		17.36	5,001
WDK	WOOD DECK	0	536		12.07	6,467
	Ttl. Gross Liv/Lease Area:	2,260	5,908	2,950		254,366