**Property Location: 275 PEASE RD** | **MAP ID: 43/ 15/ 1/ /** | **Bldg Name:** | **State Use: 101**

**Vision ID: 3592** | **Account #3649** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/02/2016 14:43**

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| LELAS CHARLES J JR | | 1 TYPCL | | |
| 275 PEASE RD | | | | |
| EAST LONGMEADOW, MA 01028 | | | | |

Additional Owners:

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Other ID: | Received |
| SP Permit | Field 7 |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | |
| GIS ID: F_383801_2842462 | ASSOC PID# |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL. | 101 | 144,500 | 144,500 |
| RES LAND | 101 | 97,600 | 97,600 |
| Total | | 242,100 | 242,100 |

1006
AST LONGMEADOW, M

**VISION**

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| LELAS CHARLES J JR | 19157/ 177 | 03/09/2012 | U | I | 240,000 | 00 |
| WOLCOTT ROBERT S , | 04567/ 0118 | 03/28/1978 | U | I | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2016 | 101 | 142,900 | 2015 | 101 | 142,900 | 2014 | B | 142,900 |
| 2016 | 101 | 94,400 | 2015 | 101 | 94,400 | 2014 | L | 97,300 |
| | Total: | 237,300 | | Total: | 237,300 | | Total: | 240,200 |

**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*

**ASSESSING NEIGHBORHOOD**

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

**NOTES**

FY15 PLAN 1107 BK PG 368-102
PARCEL 1R (312 SF) TO PARCEL 43-14-0
HCRD BK 20155 P 416 DATED 1/6/14

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 144,500 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 97,600 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 242,100 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | **242,100** |

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 144 | 06/01/2000 | 12 | REROOF | 3,775 | | 0 | | NVC |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 11/18/2011 | | | 316 | 2 | MEASURED |
| 10/17/2002 | | | 274 | 14 | INSPECTED |
| 10/01/2002 | | | 274 | 2 | MEASURED |
| 01/22/2001 | | | 247 | 15 | PERMIT VISIT |
| 03/06/1992 | | | 170 | 3 | MEAS+INSPCTD |

**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 | | Spec Calc | | S Adj Fact | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 101 | ONE FAM | RAA | | | | 40,000 | SF | 2.20 | 1.2300 | 7 | 1.0000 | 1.00 | MG | 1.00 | | | | TRF2 | .90 | .90 | 2.44 | 97,600 |

Total Card Land Units: 0.92 AC | Parcel Total Land Area: 0.92 AC | Total Land Value: 97,600

**Property Location:** 275 PEASE RD **MAP ID:** 43/ 15/ 1/ / **Bldg Name:** **State Use:** 101

**Vision ID:** 3592 **Account #**3649 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/02/2016 14:43

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 05 | | CAPE |
| Model | 01 | | RESIDENTIAL |
| Grade | C+ | | AVG. (+) |
| Stories | 1.75 | | 1 3/4 Stories |
| Foundation | 1 | | CONCRETE |
| Exterior Wall 1 | 2 | | CLAPBOARD |
| Exterior Wall 2 | 1 | | WOOD SHING |
| Roof Structure | 1 | | GABLE |
| Roof Cover | 1 | | ASPHALT SH |
| Interior Wall 1 | 1 | | DRYWALL |
| Interior Wall 2 | | | |
| Interior Floor 1 | 4 | | CARPET |
| Interior Floor 2 | 3 | | HARDWOOD |
| Heat Fuel | 2 | | GAS |
| Heat Type | 1 | | FORCED H/A |
| AC Type | 01 | | None |
| Bedrooms | 3 | | |
| Full Baths | 1 | | |
| Half Baths | 1 | | |
| Extra Fixtures | 0 | | |
| Total Rooms | 6 | | |
| Bath Style | G | | GOOD |
| Kitchen Style | A | | AVERAGE |
| Kitchens | 1 | | |
| Extra Kitchens | 0 | | |
| Frame | 1 | | WOOD |
| Basement Floor | 12 | | |
| Bsmt Garage | | | |
| Units | 1 | | |
| WS Flues | | | |
| FBM Quality | | | |
| Fireplaces | 1 | | |

## CONSTRUCTION DETAIL (CONTINUED)

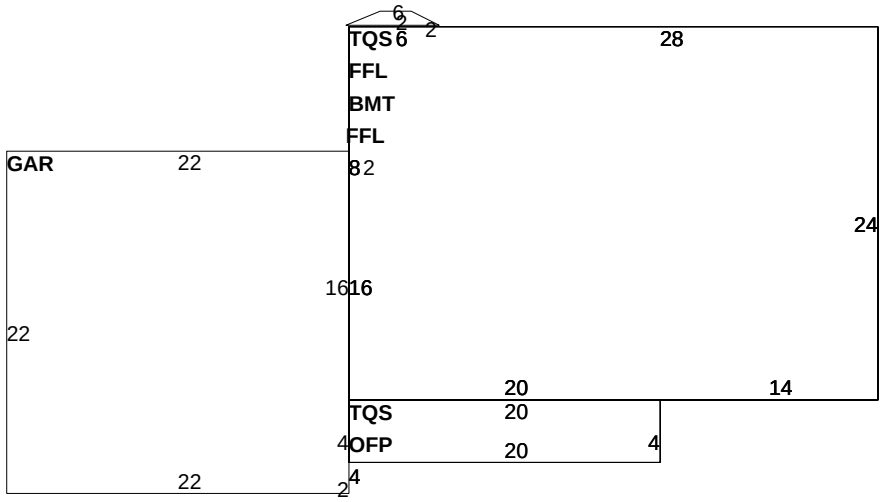
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| #Heat Sys | 1 | | |
| Central Vac | 0 | | NONE |
| FBM Sqft | | | |
| Int vs Ext | S | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 97.29 |
| Replace Cost | 180,665 |
| AYB | 1977 |
| EYB | 1994 |
| Dep Code | GD |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 20 |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 80 |
| Apprais Val | 144,500 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 816 | | 19.43 | 15,858 |
| FFL | 1ST FLOOR | 820 | 820 | | 97.29 | 79,777 |
| GAR | GARAGE | 0 | 484 | | 39.00 | 18,874 |
| OFP | OPEN PORCH | 0 | 80 | | 9.73 | 778 |
| TQS | 3/4 STORY | 672 | 896 | | 72.97 | 65,378 |
| | Ttl. Gross Liv/Lease Area: | 1,492 | 3,096 | 1,857 | | 180,665 |