

Property Location: 16 PEACHTREE RD

MAP ID:74/ 4/ 12/ /

Bldg Name:

State Use:101

Account #5407

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/06/2016 11:22

VISION

1006

AST LONGMEADOW, MA

CURRENT OWNER

CABOT REAL ESTATE LLC

50 DAWES ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates 5/3/2016
In+Ex FY
Mailed
GIS ID: F_390476_2851443

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

341,600
113,900

Assessed Value

341,600
113,900

Total

455,500

455,500

RECORD OF OWNERSHIP

CADIGAN JOHN B
CABOT REAL ESTATE LLC
PODOSKI,ROBERT J II &
JOHNSON LEONA C
JOHNSON CHARLOTTE,

BK-VOL/PAGE

21169/ 69
14848/ 112
09726/ 0552
10365/ 506
05165/ 0308

SALE DATE

05/06/2016
02/24/2005
12/30/1996
07/14/1988
09/18/1981

q/u

Q
U
U
U
U

v/i

I
V
V
V
V

SALE PRICE

483,000
23,000
1
1
0

V.C.

00
O
A
A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

288,800

2015

101

110,300

2014

L

143,400

2016

101

110,300

2015

101

25,000

2014

O

25,000

Total:

399,100

Total:

135,300

Total:

168,400

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

NV

NOTES

SUB DIV 974

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201602131

07/13/2016

4

ADDITION

9,000

05/08/2015

0

FINISH 2ND FL

257

08/18/2008

2

DWELLING

349,000

100

05/03/2016

REISSUED 4/22/2014 (OC

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/03/2016

400

25

OC VISIT

06/24/2015

317

15

PERMIT VISIT

05/08/2015

317

3

MEAS+INSPCTD

04/22/2014

317

15

PERMIT VISIT

06/07/2013

317

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

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RA

40,000

SF

2.20

1.2800

8

1.0000

1.00

NG

1.00

Spec Use

Spec Calc

1.00

2.82

112,800

1

101

ONE FAM

RA

0.15

AC

7,000.00

1.0000

0

1.0000

1.00

NG

1.00

1.00

7,000.00

1,100

Total Card Land Units:

1.07

AC

Parcel Total Land Area:

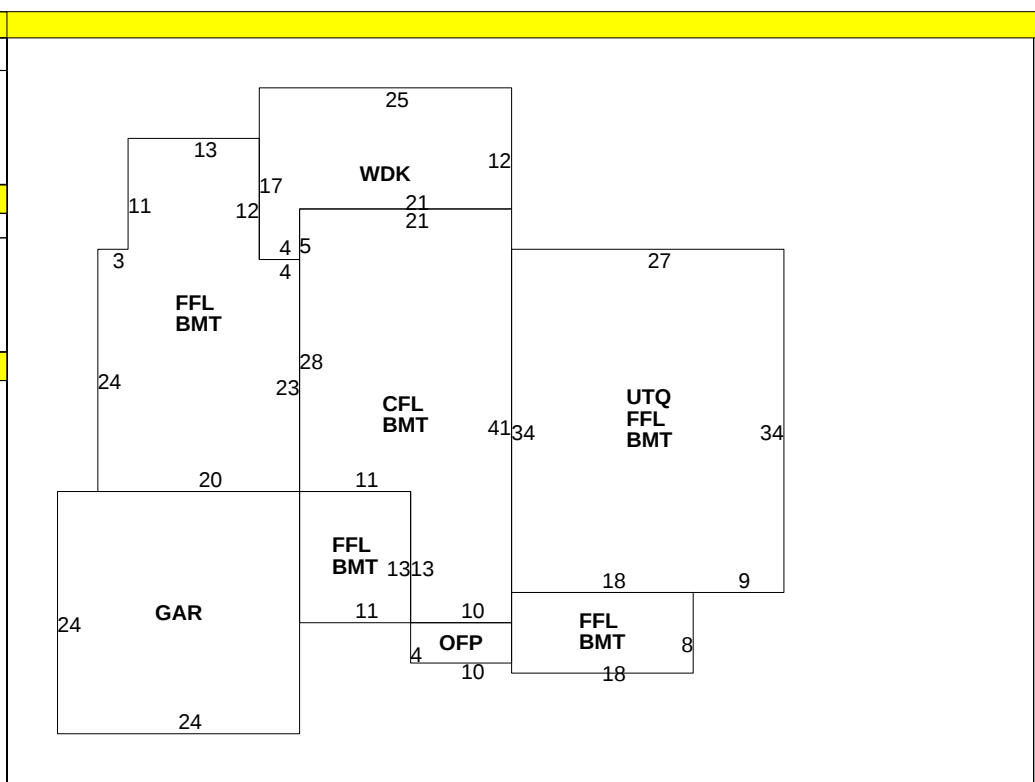
1.07

AC

Total Land Value:

113,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	09		CONTEMPORY	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	B+		GOOD (+)	FBM Sqft			
Stories	1			Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			90.76
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			341,612
AC Type	03		FULL	AYB			2014
Bedrooms	3			EYB			2014
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	6			Dep %			0
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens				Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			100
Bsmt Garage				Apprais Val			341,600
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			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	2,542		18.14	46,105	
CFL	CATHEDRAL CE	718	718		93.54	67,161	
FFL	1ST FLOOR	1,824	1,824		90.76	165,542	
GAR	GARAGE	0	576		36.24	20,874	
OFF	OPEN PORCH	0	40		9.08	363	
UTQ	UNFIN TQS	0	918		40.83	37,483	
WDK	WOOD DECK	0	320		12.76	4,084	
Ttl. Gross Liv/Lease Area:		2,542	6,938	3,764		341,612	

