

Vision ID: 5339

Account #5416

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 2

Print Date: 12/06/2016 11:24

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																					
FRADETTE MICHEL ROYER DIANE M 23 PEACH TREE RD EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value															
																				RESIDNTL.		101		144,900		144,900															
																				RES LAND		101		94,800		94,800															
																				RESIDNTL.		101		27,600		27,600															
SUPPLEMENTAL DATA												Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391264_2851034 Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																													
Total																								267,300		267,300															
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE				V.C.	PREVIOUS ASSESSMENTS (HISTORY)																						
FRADETTE MICHEL				05673/ 0385				09/04/1984				U	I	65,500					Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value												
																			2016	101	143,400		2015	101	143,400		2014	B	131,500												
																			2016	101	92,400		2015	101	92,400		2014	L	117,200												
																			2016	101	27,600		2015	101	27,600		2014	O	34,600												
Total:												263,400		Total:		263,400		Total:		283,300																					
EXEMPTIONS						OTHER ASSESSMENTS																		This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description				Amount		Code	Description				Number	Amount		Comm. Int.																									
Total:																								APPRAISED VALUE SUMMARY																	
																		Appraised Bldg. Value (Card)												144,900											
																		Appraised XF (B) Value (Bldg)												0											
																		Appraised OB (L) Value (Bldg)												27,600											
																		Appraised Land Value (Bldg)												94,800											
																		Special Land Value												0											
																		Total Appraised Parcel Value												267,300											
																		Valuation Method:												C											
																		Adjustment:												0											
																		Net Total Appraised Parcel Value												267,300											
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																		
307		11/07/2003		20	WOOD STOVE			100				0					04/04/2007				250	P1	PHONE MESSAG																		
80		04/11/2002		4	ADDITION			20,000				0			BDRM & BTHRM		10/18/2006				311	2	MEASURED																		
53		03/01/1987		MN	Manual Note			240				0			FIRE REPAR		02/10/2004				311	15	PERMIT VISIT																		
																	02/25/2003				274	15	PERMIT VISIT																		
																	01/04/2000				247	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			S Adj Fact	Adj. Unit Price		Land Value															
1	101	ONE FAM			RA				40,000	SF	2.20	1.2800	8	1.0000	0.75	NG	1.00	TOP3					1.00	2.11		84,400															
1	101	ONE FAM			RA				1.49	AC	7,000.00	1.0000	0	1.0000	1.00	NG	1.00						1.00	7,000.00		10,400															
Total Card Land Units:										2.41 AC		Parcel Total Land Area:2.41 AC										Total Land Value:					94,800														

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		NONE
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C		AVERAGE	FBM Sqft	816		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage
Exterior Wall 2				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	4		CARPET	Adj. Base Rate:			88.95
Interior Floor 2	10		PARQUET				
Heat Fuel	1		OIL	Replace Cost			198,530
Heat Type	3		FORCED H/W	AYB			1960
AC Type	03		Full	EYB			1987
Bedrooms	3			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %			27
Total Rooms	6			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			73
Basement Floor	12			Apprais Val			144,900
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			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	OB	Outbuilding	L	32	7.48	1965	A		FR	50	100
40	LEAN-TO			L	160	5.75	1996	A		AV	60	600
03	GARAGE			L	400	28.18	2000	A		GD	70	7,900
03	GARAGE			L	300	28.18	1965	A		AV	60	5,100
03	GARAGE			L	500	28.18	1965	A		AV	60	8,500
07	POOL A-C			L	21	69.00	1994	A		AV	60	900
06	CARPORT			L	288	8.63	1990	F		FR	50	1,100
06	CARPORT			L	225	8.63	1991	F		FR	50	900
22	WOOD DK			L	160	9.20	1994	A		GD	70	1,000

[illegible]

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BMT	BASEMENT	0	1,632		17.77	28,997
FFL	1ST FLOOR	1,872	1,872		88.95	166,505
WDK	WOOD DECK	0	240		12.60	3,024

[illegible]

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[illegible][illegible]

<i>Ttl. Gross Liv/Lease Area:</i>	1,872	3,744	2,232		198,530

[illegible]

Property Location: 23 PEACHTREE RD

MAP ID:74/ 9/ 0/ /

Bldg Name:

State Use:101

Vision ID: 5339

Bldg #: 1 of 1

Sec #: 1 of 1

Card 2 of 2

Print Date:12/06/2016 11:24

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION								
FRADETTE MICHEL ROYER DIANE M 23 PEACH TREE RD EAST LONGMEADOW, MA 01028 Additional Owners:														Description		Code		Appraised Value		Assessed Value										
SUPPLEMENTAL DATA														Total267,300267,300																
Other ID:																														
GIS ID: F_391264_2851034										ASSOC PID#																				
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
															Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
															Total:				Total:				Total:							
EXEMPTIONS						OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description				Amount		Code	Description		Number	Amount												Comm. Int.						
Total:														APPRAISED VALUE SUMMARY																
NBHD/ SUB		NBHD Name				Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)144,900 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)27,600 Appraised Land Value (Bldg)94,800 Special Land Value0 Total Appraised Parcel Value267,300 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value267,300																		
0001/A								101		NV																				
NOTES																														
										BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY										
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LAND LINE VALUATION SECTION																														
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value						
Total Card Land Units:								0.00		AC	Parcel Total Land Area:								2.41 AC		Total Land Value:								0	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																							
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																				
						MIXED USE																							
						Code	Description			Percentage																			
						101	ONE FAM			100																			
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Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value																	
02	SHED/FR			L	168	7.48	1990	A		AV	60	800																	
41	IMP SHD			L	128	6.90	1996	G		AV	60	700																	
BUILDING SUB-AREA SUMMARY SECTION																													
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value																	
Ttl. Gross Liv/Lease Area:				0		0		0				198,530																	
No Photo On Record																													

No Photo On Record