

Property Location: 311 PEASE RD
Vision ID: 2731

Account #2778

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 071

Print Date: 12/15/2017 13:46

CURRENT OWNER

PEARSON JOHN E

318 PEASE RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

017

111,300

111,300

RES LAND

017

99,600

99,600

RESIDENTL.

017

17,500

17,500

COMM LAND

715

40,500

624

Total

268,900

229,024

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

PEARSON JOHN E

14106/ 366

04/13/2004

U

1

100

F

PEARSON,JOHN W

14106/ 363

04/13/2004

U

1

100

A

PEARSON EDWIN T,HEIRS +DEWISEES OF

01486/ 0489

09/17/1931

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

017

111,500

2016

017

110,300

2015

101

110,300

2017

017

97,600

2016

017

94,400

2015

101

94,400

2017

017

17,500

2016

017

17,500

2015

101

17,500

2017

715

624

2016

715

624

2015

715

624

Total:

227,224

Total:

222,824

Total:

222,824

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

017

MG

NOTES

FY 14 UPDATED TO 2 FULL BTHS PER MLS

RENTAL LISTING 71435839.

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

111,300

0

17,500

99,600

40,500

268,900

C

0

268,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

287

10/01/1992

MN

Manual Note

3,000

0

ADDITION

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

04/04/2014

317

15

PERMIT VISIT

06/01/2004

303

2

MEASURED

03/02/1993

131

15

PERMIT VISIT

06/02/1992

131

3

MEAS+INSPCTD

09/09/1980

500

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

017

MixRes61A

RAA

40,000

SF

2.32

1.1900

7

1.0000

1.00

MG

1.00

61A

108

TRF2

190

.90

2.49

99,600

1

715

CHRISTMAS TR

RAA

5.78

AC

7,000.00

1.0000

0

1.0000

1.00

MG

1.00

1.00

7,000.00

40,500

Total Card Land Units:

6.70

AC

Parcel Total Land Area:

6.7

AC

Total Land Value:

140,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2	4		VINYL	017	MixRes61A		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		87.89	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		195,294	
Heat Type	1		FORCED H/A	AYB		1940	
AC Type	01		NONE	EYB		1974	
Bedrooms	3			Dep Code		AV	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		43	
Total Rooms	7			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		57	
Basement Floor	12		CONCRETE	Apprais Val		111,300	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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
32	BARN/LFT			L	1,470	19.55	1920	F		FR	50	12,900
31	BARN			L	640	16.10	1920	F		FR	50	4,600
										</		

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		17.60	15,205
CFL	CATHEDRAL CE	216	216		90.33	19,512
EFP	ENCL PORCH	0	144		26.25	3,779
FFL	1ST FLOOR	929	929		87.89	81,651
GAR	GARAGE	0	484		35.23	17,051
TQS	3/4 STORY	648	864		65.92	56,953
WDK	WOOD DECK	0	96		11.90	1,143
Ttl. Gross Liv/Lease Area:		1,793	3,597	2,222		195,294

