

Property Location: 2 PEACHTREE RD
Vision ID: 4784

Account #4857

MAP ID: 62/ 23/ A/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 23:03

CURRENT OWNER

JOHNSON ROBERT H
JOHNSON CRYSTAL M
2 PEACHTREE RD

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_389771_2851341

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
207,200
85,100
18,400

Assessed Value
207,200
85,100
18,400

Total

310,700

310,700

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

JOHNSON ROBERT H
CALVANESE ANDREW A JR
CALVANESE ANDREW A,
WHITE
WHITE

BK-VOL/PAGE
21318/ 296
13759/ 94
06871/ 0096
06655/ 414
03737/ 0363

SALE DATE
08/19/2016
11/10/2003
06/17/1988
10/19/1987
10/06/1972

q/u
Q
U
U
U
U

v/i
I
I
I
I
I

SALE PRICE
334,900
225,000
179,000
1
0

V.C.
00
A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

187,300

2016

101

185,400

2015

101

185,400

2017

101

83,500

2016

101

80,700

2015

101

80,700

2017

101

17,400

2016

101

17,400

2015

101

17,400

Total:

288,200

Total:

283,500

Total:

283,500

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED 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

207,200
0
18,400
85,100
0
310,700
C
0
310,700

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MG

NOTES

BUILDING PERMIT RECORD

Permit ID
233
353

Issue Date
07/25/2005
12/01/1993

Type
3
MN

Description
GARAGE
Manual Note

Amount
35,000
1,000

Insp. Date

% Comp.
0
0

Date Comp.

Comments
DETACHED TWO CAR
WOOD STOVE

VISIT/CHANGE HISTORY

Date
01/19/2017
12/05/2007
06/28/2007
03/01/2007
01/23/2006

Type

IS

ID
317
250
311
311
311

Cd.
16
P1
1
15
15

Purpose/Result
FIELDREV CHG
PHONE MESSAG
LEFT NOTICE
PERMIT VISIT
PERMIT VISIT

LAND LINE VALUATION SECTION

B #
1
1

Use Code
101
101

Use Description
ONE FAM
ONE FAM

Zone
RA
RA

D

Front

Depth

Units
40,000
0.33

SF
AC

Unit Price
2.32
7,000.00

I. Factor
1.1900
1.0000

S.A.
7
0

Acre Disc
1.0000
1.0000

C. Factor
0.75
1.00

ST. Idx
MG
MG

Adj.
1.00
1.00

Notes- Adj
TOP3

Special Pricing
Spec Use
Spec Calc

S Adj Fact
1.00
1.00

Adj. Unit Price
2.07
7,000.00

Land Value
82,800
2,300

Total Card Land Units:

1.25

AC

Parcel Total Land Area:

1.25

AC

Total Land Value:

85,100

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+		AVG. (+)	FBM Sqft	650		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		95.78	
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost	295,953		
AC Type	03		FULL	AYB	1930		
Bedrooms	3			EYB	1987		
Full Baths	2			Dep Code	GD		
Half Baths	1			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	6			Dep %	30		
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	2			Cost Trend Factor	1		
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor				Overall % Cond	70		
Bsmt Garage				Apprais Val	207,200		
Units	1			Dep % Ovr	0		
WS Flues	1			Dep Ovr Comment			
FBM Quality	1			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
04	GARAGE/L			L	624	30.48	2005	G		GD	70	16,600
02	SHED/FR			L	80	7.48	2000	A		AV	60	400
02	SHED/FR			L	64	7.48	2000	G		GD	70	400
14	SCRN HSE			L	78	14.95	2016	G		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,300		19.16	24,902	
EFP	ENCL PORCH	0	384		28.68	11,014	
FFL	1ST FLOOR	2,092	2,092		95.78	200,367	
OFF	OPEN PORCH	0	140		9.58	1,341	
TQS	3/4 STORY	546	728		71.83	52,295	
WDK	WOOD DECK	0	448		13.47	6,034	
Ttl. Gross Liv/Lease Area:		2,638	5,092	3,090		295,953	

