

Property Location 311 PEASE RD
Vision ID 2731

Account # 2778

Map ID 32/ 32/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 071
Print Date 12/20/2019 9:42:15 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
PEARSON JOHN E 318 PEASE RD EAST LONGMEADOW MA 01028 GIS ID F_382551_2841971		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed										
						RESIDENTL.	017	124300	124,300										
						RES LAND	017	102400	102,400										
						RESIDENTL.	017	17500	17,500										
		DRAINAGE		VIEW	COMMUNITY	COMM LAND	720	40500	300										
		SUPPLEMENTAL DATA				Total		284,700	244,500										
Alt Prcl ID SP Permit Chapter Land 61A:61A OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
PEARSON JOHN E		14106	0366	04-13-2004	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed					
PEARSON,JOHN W		14106	0363	04-13-2004	U	I	100	1A	2019	017	120,800	2018	017	111,300					
PEARSON EDWIN T,HEIRS +DEVISEES OF		01486	0489	09-17-1931	U	I	0		017	99,600	017	99,600	017	97,600					
									017	17,500	017	17,500	017	17,500					
									720	277	715	624	715	624					
									Total	238177	Total	229024	Total	227224					
EXEMPTIONS			OTHER ASSESSMENTS			This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int											
Total			0.00																
ASSESSING NEIGHBORHOOD									APPROAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					124,300				
0001						017		MG		Appraised Xf (B) Value (Bldg)					0				
									Appraised Ob (B) Value (Bldg)					17,500					
									Appraised Land Value (Bldg)					142,900					
									Special Land Value					0					
									Total Appraised Parcel Value					284,700					
									Valuation Method					C					
									Adjustment										
									Net Total Appraised Parcel Value					284,700					
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					
287	10-01-1992	MN	Manual Note	3,000				ADDITION	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 Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	Size A	Adj Unit Pric	Land Value
1	017	MixRes61A	RAA				40,000 SF	2.39	1.190	7	LAND	1.00	MG	1.00		61A 0 49 TRF2 0.9	1.000	2.56	102,400
1	720	NONPROD	RAA				5.780 AC	7,000.00	1.000	0		1.00	MG	1.00			1.000	7,000.00	40,500
Total Card Land Units							6.698 AC	Parcel Total Land Area: 6.6983							Total Land Value				142,900

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys Units	1.00 1	
MIXED USE		
Code	Description	Percentage
017	MixRes61A	100 0 0
COST / MARKET VALUATION		
Adj Base Rate		87.72
RCN		218,114
Net Other Adj		
Year Built		1940
Effective Year Built		1975
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		43
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		57
RCNLD		124,300
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

7 XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
1,55	1920	50	0.00	FR	F	0.90	12,900
1.10	1920	50	0.00	FR	F	0.90	4,600

SUMMARY SECTION				
g	Gross	Eff Area	Unit Cost	Undeprec Value
0	864		19.65	16,982
216	216		100.89	21,792
0	144		29.31	4,221
929	929		98.16	91,192
0	484		39.35	19,043
648	864		73.62	63,608
0	96		13.29	1,276
7,793	3,597	2,222		218,114

