

Property Location 275 PEASE RD

Vision ID 3592

Account # 3649

Map ID 43/ 15/ 1/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/19/2019 10:51:00

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LELAS CHARLES J JR 275 PEASE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	166600	166,600												
						RES LAND	101	102400	102,400												
						RESIDNTL.	101	400	400												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_383801_2842462						Total				269,400	269,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LELAS CHARLES J JR WOLCOTT ROBERT S ,		19157	0177	03-09-2012	U	I	240,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		04567	0118	03-28-1978	U	I	0		2019	101	158,600	2018	101	146,400	2017	101	144,500				
									101	99,600		101	99,600		101	97,600					
		Total								258200		Total		246000		Total		242100			
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																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MG													
NOTES																					
FY15 PLAN 1107 BK PG 368-102 PARCEL 1R (312 SF) TO PARCEL 43-14-0 HCRD BK 20155 P 416 DATED 1/6/14																					
Appraised BLDG. Value (Card) 166,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 102,400 Special Land Value 0 Total Appraised Parcel Value 269,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 269,400																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
144	06-01-2000	12	REROOF	3,775				NVC	08-12-2019			334	2	MEASURED							
									11-18-2011			316	2	MEASURED							
									10-17-2002			274	14	INSPECTED							
									10-01-2002			274	2	MEASURED							
									01-22-2001			247	15	PERMIT VISIT							
									03-06-1992			170	3	MEAS+INSPCTD							
									09-10-1980			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	101	ONE FAM	RAA				40,000 SF	2.39	1.190	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	2.56	102,400
Total Card Land Units							0.918	AC	Parcel Total Land Area: 0.9183							Total Land Value					102,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		92.57
Interior Floor 1	4	CARPET	RCN		219,165
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1977
Heat Type	1	FORCED H/A	Effective Year Built		1994
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		76
Extra Kitchens	0		RCNLD		166,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	96	7.48	2015	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		23.29	19,002	
FFL	1ST FLOOR	820	820		116.58	95,593	
GAR	GARAGE	0	484		46.73	22,616	
OFP	OPEN PORCH	0	80		11.66	933	
PAT	PATIO	0	462		5.80	2,681	
TQS	3/4 STORY	672	896		87.43	78,340	
Ttl Gross Liv / Lease Area		1,492	3,558	1,880		219,165	

