

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
MORNEAU JEFFREY S MORNEAU KATHLEEN B 162 PEASE RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	257200		257,200													
												RES LAND		101	110400		110,400													
				DRAINAGE				VIEW		COMMUNITY																				
				SUPPLEMENTAL DATA																										
Alt Prcl ID SP Permit Chapter Land OC Dates 10/8/2013 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																										
GIS ID F_386348_2842505										Total 367,600 367,600																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
MORNEAU JEFFREY S CARMAX AUTO SUPERSTORES INC ALLEN GARY S II KANE MICHAEL KANE MICHAEL,				22138 0275		04-19-2018		U		I		325,000		1		Year		Code	Assessed		Year		Code	Assessed						
				21739 0023		06-27-2017		U		I		388,500		1B		2019		101	262,900		2018		101	280,400						
				20092 0480		11-08-2013		Q		I		407,000		00				101	107,600				101	107,600						
				18917 0517		09-16-2011		U		I		1		1F																
				18869 0420		08-05-2011		U		I		1		1B																
																Total		370500		Total		388000		Total		375300				
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																														
LOT-FY14 SUB 1097 BK PLANS 364-90 NEW LOT 25R. HISTORY:SUB DIV #792 SUB DIV 867 & 877 -SUB DIV 966-BK 18869 P420 DATED 8/5/11 RECEIVED.														Appraised BLDG. Value (Card) 257,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 110,400 Special Land Value 0 Total Appraised Parcel Value 367,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 367,600																
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		
201300065		01-18-2013		2		DWELLING		175,000				0		10-08-2013		OC 10/8/2013 194		08-12-2019 10-08-2013 05-24-2013		03				334 400 105		2 25 2		MEASURED OC VISIT MEASURED		
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	
1	101	ONE FAM		RAA						1.140		AC 7,000.00		1.000	0		1.00	MG	1.00			0			1.000		7,000.00		8,000	
Total Card Land Units										2.058		AC	Parcel Total Land Area: 2.0583				Total Land Value 110,400													

Property Location 162 PEASE RD
Vision ID 6648

Account # 6759

Map ID 55/ 31/ 25/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/20/2019 8:02:41 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	85.67	
Interior Floor 2	4	CARPET	RCN	265,109	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2012	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	3	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	97	
Extra Kitchen St			RCNLD	257,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	780		22.04	17,189	
FFL	1ST FLOOR	780	780		110.19	85,946	
GAR	GARAGE	0	572		44.11	25,233	
OFP	OPEN PORCH	0	24		9.18	220	
SFL	2ND FLOOR	780	780		110.19	85,946	
TQS	3/4 STORY	429	572		82.64	47,270	
WDK	WOOD DECK	0	216		15.30	3,306	
Ttl Gross Liv / Lease Area		1,989	3,724	2,406		265,109	

