Property Location 14 PEACHTREE RD | Map ID 74/ 3/ 13/ / | Bldg Name | State Use 101
Vision ID 5329 | Account # 5406 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-04-2020 9:03:18 A

CURRENT OWNER

TRAINA PAUL D

14 PEACHTREE RD

EAST LONGMEADOW MA 01028

GIS ID F_390344_2851421

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit		NIA	
Chapter Land		Field 8	
OC Dates	11/14/2018	Field 9	
In+Ex FY		Field 10	
Mailed		Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	392300	392,300
RES LAND	101	118900	118,900
		Total	511,200	511,200

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
TRAINA PAUL D	22452	0035	11-19-2018	Q	I	484,900	00
BEDROCK FINANCIAL LLC TR	22083	0346	03-05-2018	U	V	135,000	1P
CABOT DONNA M	21999	0379	12-22-2017	U	V	1	1V
CABOT REAL ESTATE LLC	14848	0110	02-28-2005	U	V	100,000	
HALPIN,JAMES	08994	0426	11-17-1994	U	V	1	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	101	376,900	2019	101	85,500	2018	130	115,700
	101	118,900		101	115,700			
		Total 495800			Total 201200			Total 115700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	392,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	118,900
Special Land Value	0
Total Appraised Parcel Value	511,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	511,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			130	NV

NOTES

SUB DIV 974

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201801320	04-23-2018	2	DWELLING	190,000	06-19-2018	100	11-14-2018	2558 SF COLONIAL

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
11-14-2018			400	25	OC VISIT
06-19-2018			333	15	PERMIT VISIT
01-06-1981			500	14	INSPECTED

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	RA				40,000	SF	2.39	1.240	8	LAND	1.00	NG	1.00			0			1.000	2.96	118,400
1	101	ONE FAM	RA				0.070	AC	7,000	1.000	0		1.00	NG	1.00			0			1.000	7,000	500
						Total Card Land Units	0.988	AC	Parcel Total Land Area:	0.9883												Total Land Value	118,900

Property Location	14 PEACHTREE RD		Map ID	74/ 3/ 13/ /	Bldg Name		State Use 101
Vision ID 5329		Account # 5406		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11-04-2020 9:03:19 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B	GOOD
Stories	2	
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	16	STONE VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	1	
Extra Fixtures	3	
Total Rooms	8	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens		
Extra Kitchen St		
FBM Sqft	850	
FBM Quality	4	
Fireplaces	1	
WS Flues		
Central Vac		
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

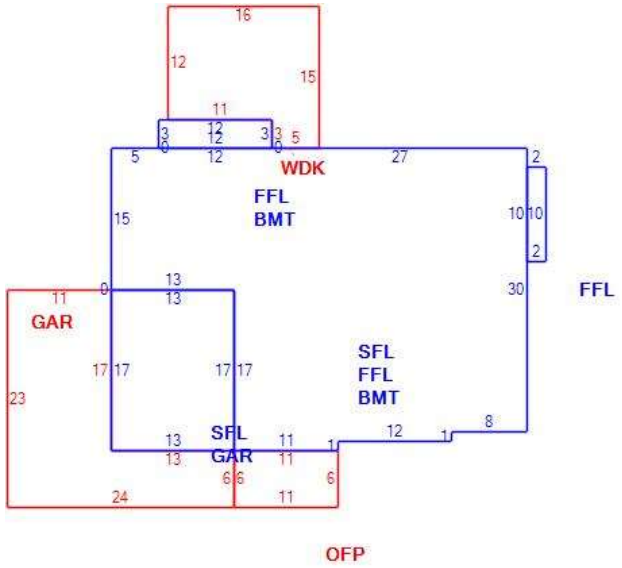
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	85.36
RCN	396,234
Net Other Adj	
Year Built	2018
Effective Year Built	2017
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	99
RCNLD	392,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	1,195		25.64	30,637
FFL	1ST FLOOR	1,215	1,215		128.19	155,750
GAR	GARAGE	0	552		51.32	28,330
OFP	OPEN PORCH	0	66		13.60	897
SFL	2ND FLOOR	1,380	1,380		128.19	176,902
WDK	WOOD DECK	0	207		17.96	3,717
	Ttl Gross Liv / Lease Area	2,595	4,615	3,091		396,234