

Property Location

15 PEACHTREE RD

Map ID

74/ 31/ 5R/ /

Bldg Name

State Use

101

Vision ID

6572

Account #

6678

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:16:21

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
HAMILTON ORMOND B JR		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
HAMILTON MELISSA M						RESIDNTL.	101	387800	387,800												
15 PEACHTREE RD		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	116200	116,200												
EAST LONGMEADOW MA 01028						RESIDNTL.	101	900	900												
		SUPPLEMENTAL DATA				Total		504,900	504,900												
GIS ID F_390466_2851087		Alt Prcl ID SP Permit Chapter Land 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)													
HAMILTON ORMOND B JR		22204	0159	06-05-2018	Q	I	555,000	00	Year	Code	Assessed	Year	Code	Assessed							
HASTINGS JEFFREY H		17438	0328	08-19-2008	U	I	534,000		2020	101	375,600	2019	101	365,200							
CABOT DEVELOPMENT CORPORATION,		17438	0326	08-19-2008	U	I	1	1B		101	116,200		101	112,700							
CABOT REAL ESTATE LLC,		14323	0474	07-09-2004	U	I	75,000	1		101	900		101	900							
ROBBINS MARK S & MARIA A		0000	0000		U		0		Total		492700	Total		478800							
										Total		Total		476900							
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							APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					387,800						
0001						101		NV		Appraised Xf (B) Value (Bldg)					0						
										Appraised Ob (B) Value (Bldg)					900						
										Appraised Land Value (Bldg)					116,200						
										Special Land Value					0						
										Total Appraised Parcel Value					504,900						
										Valuation Method					C						
										Adjustment											
										Net Total Appraised Parcel Value					504,900						
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							
205	07-11-2007	2	DWELLING	250,000				OC 8/18/2008	05-30-2018			333	2	MEASURED							
									02-02-2010			316	1	LEFT NOTICE							
									01-30-2009			317	15	PERMIT VISIT							
									12-28-2007			317	15	PERMIT VISIT							
									12-28-2007			317	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	RA				34,786 SF	2.69	1.240	8	LAND	1.00	NG	1.00			0		1.000	3.34	116,200
Total Card Land Units							0.799	AC	Parcel Total Land Area: 0.7986							Total Land Value				116,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		72.70
Interior Floor 1	3	HARDWOOD	RCN		421,502
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		2007
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		8
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		92
Extra Kitchens	0		RCNLD		387,800
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	144	7.48	2008	70	0.00	GD	G	1.25	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,348		21.26	49,926	
CFL	CATHEDRAL CE	675	675		109.37	73,827	
FFL	1ST FLOOR	1,673	1,673		106.23	177,715	
GAR	GARAGE	0	524		42.57	22,307	
OPF	OPEN PORCH	0	72		10.33	744	
PAT	PATIO	0	216		5.41	1,168	
TQS	3/4 STORY	902	1,203		79.65	95,815	
Ttl Gross Liv / Lease Area		3,250	6,711	3,968		421,502	

