

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 11-04-2020 12:27:38

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MORNEAU JEFFREY S MORNEAU KATHLEEN B 162 PEASE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	265500	265,500												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	110400	110,400												
		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#		Total		375,900	375,900												
GIS ID F_386348_2842505																					
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	Year	Code	Assessed				
		21739	0023	06-27-2017	U	I	388,500	1B	2020	101	257,200	2019	101	262,900	2018	101	280,400				
		20092	0480	11-08-2013	Q	I	407,000	00		101	110,400		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		367600	Total		370500	Total		388000				
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.																					
BUILDING PERMIT RECORD																					
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	1.000	0		1.00	MG	1.00			0		1.000	7,000	8,000
Total Card Land Units							2.058 AC	Parcel Total Land Area: 2.0583							Total Land Value					110,400	

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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	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		91.14
Interior Floor 1	3	HARDWOOD	RCN		279,454
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2012
Heat Type	1	FORCED H/A	Effective Year Built		2013
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		5
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	G	GOOD	Overall % Condition		95
Extra Kitchens	0		RCNLD		265,500
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	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	780		23.23	18,119
FFL	1ST FLOOR	780	780		116.15	90,596
GAR	GARAGE	0	572		46.50	26,598
OFP	OPEN PORCH	0	24		9.68	232
SFL	2ND FLOOR	780	780		116.15	90,596
TQS	3/4 STORY	429	572		87.11	49,828
WDK	WOOD DECK	0	216		16.13	3,484
Ttl Gross Liv / Lease Area		1,989	3,724	2,406		279,454

