

Property Location

2 PEACHTREE RD

Map ID

62/ 23/ A/ /

Bldg Name

State Use

101

Vision ID

4784

Account #

4857

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/4/2021 12:08:19 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																							
JOHNSON ROBERT H JOHNSON CRYSTAL M 2 PEACHTREE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																								
						RESIDNTL.	101	251400	251,400																								
						RES LAND	101	94300	94,300																								
						RESIDNTL.	101	18400	18,400																								
		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_389771_2851341						Total				364,100	364,100																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																									
JOHNSON ROBERT H CALVANESE ANDREW A JR CALVANESE ANDREW A, WHITE WHITE		21318	0296	08-19-2016	Q	I	334,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																
		13759	0094	11-10-2003	U	I	225,000	1A	2021	101	241,400	2020	101	229,300	2019	101	223,300																
		06871	0096	06-17-1988	U	I	179,000			101	87,500		101	87,500		101	85,100																
		06655	0414	10-19-1987	U	I	1	1A		101	18,400		101	18,400		101	18,400																
		03737	0363	10-06-1972	U	I	0		Total				347,300	Total		335,200	Total		326,800														
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																																	
BUILDING PERMIT RECORD																																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																			
202101727	05-07-2021	11	POOL	4,800		0		27' DETACHED TWO C WOOD STOVE	01-19-2017			317	16	FIELDREV CHG																			
233	07-25-2005	3	GARAGE	35,000					12-05-2007				250	P1	PHONE MESSAG																		
353	12-01-1993	MN	Manual Note	1,000					06-28-2007				311	1	LEFT NOTICE																		
									03-01-2007				311	15	PERMIT VISIT																		
									01-23-2006				311	15	PERMIT VISIT																		
									10-15-2001				247	14	INSPECTED																		
									10-01-2001				250	22	MAILER SENT																		
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	2.58	1.190	7	LAND	0.75	MG	1.00	TOP3		0	1.000	2.3	92,000													
1	101	ONE FAM	RA				0.330 AC	7,000	1.000	0		1.00	MG	1.00			0	1.000	7,000	2,300													
Total Card Land Units							1.25 AC	Parcel Total Land Area:							1.25	Total Land Value							94,300										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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		89.64
Interior Floor 1	3	HARDWOOD	RCN		359,205
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1930
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	2		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		251,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	650		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
04	GARAGE/L			L	624	30.48	2005	70	0.00	GD	G	1.25	16,600
02	SHED/FR			L	80	7.48	2000	60	0.00	AV	A	1.00	400
02	SHED/FR			L	64	7.48	2000	70	0.00	GD	G	1.25	400
14	SCRN HSE			L	78	14.95	2016	70	0.00	GD	G	1.25	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,300		23.25	30,224	
EFB	ENCL PORCH	0	384		34.81	13,368	
FFL	1ST FLOOR	2,092	2,092		116.25	243,190	
OPF	OPEN PORCH	0	140		11.62	1,627	
TQS	3/4 STORY	546	728		87.19	63,471	
WDK	WOOD DECK	0	448		16.35	7,324	
Ttl Gross Liv / Lease Area		2,638	5,092	3,090		359,205	

