

Property Location 39 PEASE RD		Map ID 66/ 9A/ B-1/ /		Bldg Name		State Use 101																
Vision ID 4977		Account # 5054		Sec # 1 of 1		Print Date 12/12/2022 11:19:59																
		Bldg # 1		Card # 1 of 1																		
CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
PICARD MICHAEL + JENNIFER L DONALDSON CAROL A 39 PEASE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	296400	296,400													
						RES LAND	101	135300	135,300													
						RESIDNTL.	101	52700	52,700													
		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_389592_2844163						Total		484,400	484,400													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
PICARD MICHAEL + JENNIFER L DONALDSON CAROL A TANNEN,ROBERT M CAZALET LISAA, WENTWORTH DAVID F +		20263	0277	04-30-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		12772	0303	12-04-2002	U	I	325,000		2022	101	270,900	2021	101	260,000	2020	101	250,000					
		11285	0108	07-28-2000	U	I	275,000			101	122,900		101	114,900		101	114,900					
		09207	0069	08-04-1995	U	I	228,000			101	52,700		101	52,700		101	52,700					
		07767	0417	07-31-1991	U	I	190,000		Total		446,500	Total		427,600	Total		417,600					
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		Tracing		Batch																
0001				101		MG																
NOTES																						
SUB DIV #712																						
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								
194	06-01-1988	MN	Manual Note	11,000				FGR	03-20-2018			333	2	MEASURED								
240	08-01-1987	MN	Manual Note	150,000				SFR	04-26-2007			311	2	MEASURED								
									05-17-2000			247	3	MEAS+INSPCTD								
									04-25-2000			247	2	MEASURED								
									03-09-1992			170	3	MEAS+INSPCTD								
									11-18-1988			107	15	PERMIT VISIT								
									03-15-1988			130	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				40,000 SF	2.84	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.07	122,800
1	101	ONE FAM	RA				3.560 AC	7,000.00	1.000	0		0.50	MG	1.00	TOP4		0			1.000	3,500	12,500
Total Card Land Units							4.48	AC	Parcel Total Land Area:				4.48	Total Land Value							135,300	

Property Location 39 PEASE RD
 Vision ID 4977 Account # 5054

Map ID 66/ 9A/ B-1/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 11:19:59

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
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			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		104.90
Interior Floor 1	3	HARDWOOD	RCN		370,557
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1987
Heat Type	3	FORCED H/W	Effective Year Built		2001
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	2		Depreciation %		20
Extra Fixtures	0		Functional Obsol		
Total Rooms	10		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		80
Extra Kitchens	0		RCNLD		296,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
04	GARAGE/L			L	1,08	30.48	1988	90	0.00	EX	E	1.75	51,800
02	SHED/FR			L	192	7.48	2000	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,200		28.13	33,751	
FFL	1ST FLOOR	1,217	1,217		140.63	171,145	
SFL	2ND FLOOR	1,131	1,131		140.63	159,051	
WDK	WOOD DECK	0	237		27.89	6,610	
Ttl Gross Liv / Lease Area		2,348	3,785			370,557	

