

Property Location

19 PEACHTREE RD

Map ID

74/ 32/ 7R/ I

Bldg Name

State Use

101

Vision ID

6647

Account #

6758

Bldg #

1

Sec #

1 of 1

Card #

1 of 2

Print Date

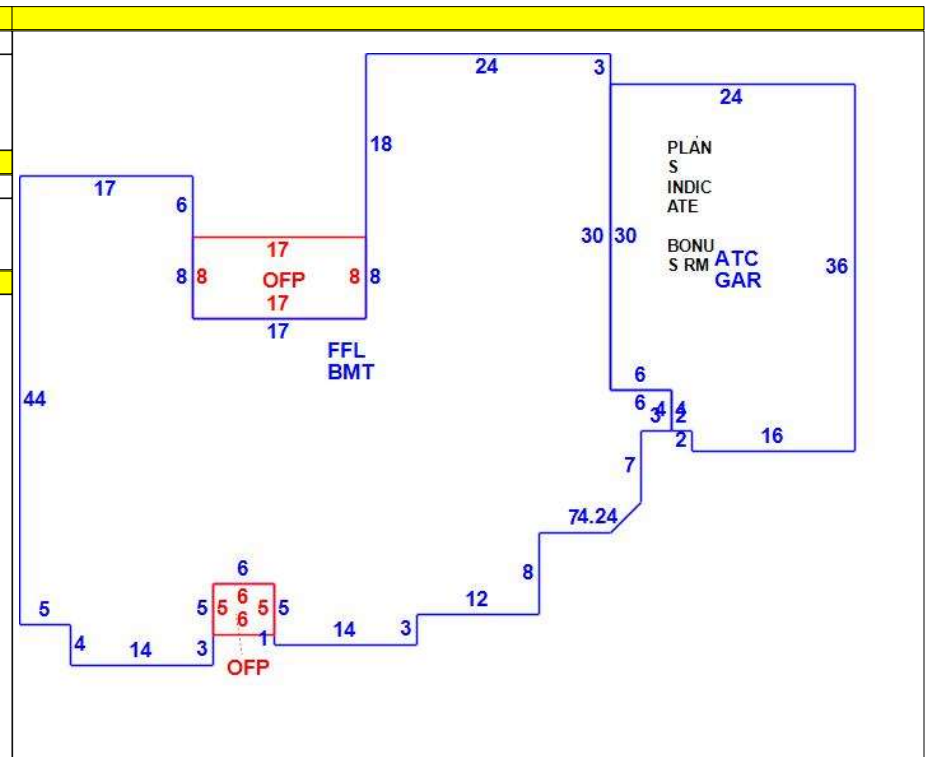
12-13-2022 12:19:23

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW							
HAGOPIAN ERIC D HAGOPIAN DARYL A 19 PEACHTREE RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed								
										RESIDNTL.	101	568000	568,000								
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	139500	139,500								
										RESIDNTL.	101	33900	33,900								
										Total				741,400	741,400						
SUPPLEMENTAL DATA																					
Alt Prcl ID		Received																			
SP Permit		NIA																			
Chapter Land		Field 8																			
OC Dates		Field 9																			
In+Ex FY		Field 10																			
Mailed		Assoc Pid#																			
GIS ID		F_390743_2851122																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
HAGOPIAN ERIC D KULENOK VLADIMIR CABOT DEVELOPMENT CORPORATION, CABOT REAL ESTATE LLC, ROBBINS,MARK S		23420	0050	09-15-2020	Q	I	740,000	00					Year	Code	Assessed	Year	Code	Assessed			
		17320	0393	05-28-2008	U	V	150,000	1P	2022	101	520,600	2021	101	503,700	2020	101	489,700				
		17320	0391	05-28-2008	U	I	1	1B		101	125,300		101	116,300		101	116,300				
		14323	0474	07-09-2004	U	I	75,000	1		101	25,600		101	25,600		101	25,600				
		00000	0000		U	0							Total		671,500	Total		645,600	Total		631,600
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		NV															
NOTES																					
SUB DIV 937 & 938-SUB DIV 974-SUB DIV 1016-																					
Appraised BLDG. Value (Card) 450,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 33,900 Appraised Land Value (Bldg) 139,500 Special Land Value 0 Total Appraised Parcel Value 741,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 741,400																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201202272	05-30-2012	11	POOL	11,500	06-13-2014	100	06-13-2014	21 X40 INGRND PO	06-13-2014			317	15	PERMIT VISIT							
201202271	05-30-2012	38	POOL HOUSE	24,000	06-13-2014	100	06-13-2014		06-14-2013			105	15	PERMIT VISIT							
133	05-02-2008	2	DWELLING	190,000				OC 1/22/2009 83`	06-14-2013			105	15	PERMIT VISIT							
									07-13-2012			317	11	ENTRY DENIED							
									07-13-2012			317	11	ENTRY DENIED							
									02-02-2010			316	1	LEFT NOTICE							
									01-30-2009			317	13	MISSED APPT							
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				34,617 SF	3.22	1.250	8	LAND	1.00	NG	1.00			0		1.000	4.03	139,500
Total Card Land Units							0.79	AC	Parcel Total Land Area: 0.79							Total Land Value					139,500

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	1.00	1 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		91.05
Interior Floor 1	3	HARDWOOD	RCN		489,979
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		2008
Heat Type	1	FORCED H/A	Effective Year Built		2013
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		8
Extra Fixtures	4		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	V	V GOOD	Overall % Condition		92
Extra Kitchens	0		RCNLD		450,800
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
11	POOL I-V	OB	Outbuildi	L	840	29.00	2012	70	0.00	GD	V	1.50	25,600
19	PATIO			L	1,65	5.75	2012	70	0.00	GD	G	1.25	8,300

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
ATC	ATTIC	206	824		32.96	27,155					
BMT	BASEMENT	0	2,637		26.34	69,470					
FFL	1ST FLOOR	2,637	2,637		131.82	347,612					
GAR	GARAGE	0	824		52.79	43,501					
OFF	OPEN PORCH	0	166		13.50	2,241					
Ttl Gross Liv / Lease Area		2,843	7,088			489,979					



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				17320		0391		05-28-2008		U		I		1		1B				101		125,300				101		116,300				101		116,300			
				14323		0474		07-09-2004		U		I		75,000		1				101		25,600				101		25,600				101		25,600			
				00000		0000				U				0																							
																Total		671,500		Total		645,600		Total		631,600											
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				Total		0.00																															
ASSESSING NEIGHBORHOOD																																					
Nbhd				Nbhd Name								Tracing				Batch																					
0001												101				NV																					
NOTES																																					
5/2012 PERMIT FOR POOL AND POOL HOUSE. BUILDING DEPT DID NOT HAVE PLANS AVAILABLE. (7/11/2012 DENIED ACCESS) EST POOL COMPLETE																		Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value										117,200 0 33,900 139,500 0 741,400 C 741,400									
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									
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2	101	ONE FAM		RA				0 SF		0.00	1.250	8	LAND	1.00	NV	1.00			0			1.000		0		0											
Total Card Land Units																		0.00		AC	Parcel Total Land Area: 0.79				Total Land Value												

