

Property Location 112 PEASE RD

Vision ID 4304

Account # 4373

Map ID 55/ 4/ 0/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11/14/2023 6:41:53 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
GUNTHER ERIC JOHN GUNTHER SAMANTHA L 112 PEASE RD EAST LONGMEADOW MA 01028 GIS ID F_387695_2842618		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	222200	222,200											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	138800	138,800											
										RESIDNTL.	101	25100	25,100											
		SUPPLEMENTAL DATA								Total				386,100	386,100									
		Alt Prcl ID SP Permit Chapter Land OC Dates 7/12/2013 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)										
GUNTHER ERIC JOHN WILKINSON DUSTIN E HAMYLAK SARAH A GUILLLOW SARAH A, RALEIGH,WILLIAM		22607 0087		04-01-2019		Q I		I		325,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
		20567 0236		01-15-2015		Q I		I		289,900		00		2023	101	203,600	2022	101	183,000	2021	101	175,200		
		19725 0108		03-13-2013		U I		I		100		1A				126,800			101			114,400	101	106,400
		17594 0279		12-29-2008		U I		I		260,000						20,600			101			20,600	101	20,600
		17248 0157		04-16-2008		U I		I		189,800		1L		Total		351,000	Total		318,000	Total		302,200		
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																						
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)				222,200												
0001				101		MG		Appraised Xf (B) Value (Bldg)				0												
								Appraised Ob (B) Value (Bldg)				25,100												
								Appraised Land Value (Bldg)				138,800												
								Special Land Value				0												
								Total Appraised Parcel Value				386,100												
								Valuation Method				C												
								Adjustment																
								Net Total Appraised Parcel Value				386,100												
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										
201800423	02-07-2018	7	REMODEL	20,100	06-18-2018	100	06-18-2018	MSTR CLOSET	06-18-2018			333	15	PERMIT VISIT										
201701920	06-21-2017	17	DECK	6,000	02-28-2018	100	02-28-2018	16X16 AROUND PO	02-28-2018			333	15	PERMIT VISIT										
201701917	06-21-2017	11	POOL	7,800	02-28-2018	100	02-28-2018	30' ABOVE GROUN	04-11-2014			317	15	PERMIT VISIT										
201301740	06-18-2013	3	GARAGE	32,750		100	04-11-2014	OC 7/12/2013 24X2	07-09-2013			317	15	PERMIT VISIT										
201102913	11-19-2011	25	WINDOWS	7,528				13 REPLACEMENT	04-20-2012			317	15	PERMIT VISIT										
130	04-21-2006	8	RENOVATION	9,129				OC 5/15/2006-CON	01-20-2012			317	16	FIELDREV CHG										
									03-20-2009			317	2	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	RA				40,000 SF	3.12	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.37	134,800		
1	101	ONE FAM	RA				0.570 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	4,000		
Total Card Land Units							1.49	AC	Parcel Total Land Area: 1.49							Total Land Value					138,800			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	05		CAPE			Basement Floor	12	CONCRETE					
Model	01		RESIDENTIAL			Bsmt Garage							
Grade	C+		AVG. (+)			#Heat Sys	1.00						
Stories	1.75		1 3/4 STORIES			Units	1						
Foundation	3		MASONRY			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	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				122.55			
Interior Floor 1	4		CARPET			RCN				317,438			
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	1		OIL			Year Built				1831			
Heat Type	5		STEAM			Effective Year Built				1991			
AC Type	01		NONE			Depreciation Code				GD			
Bedrooms	5					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %				30			
Extra Fixtures	2					Functional Obsol							
Total Rooms	8					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				70			
Extra Kitchens	0					RCNLD				222,200			
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	180	12.00	1965	60	0.00	AV	A	1.00	1,300
16	SHOP/LFT			L	220	40.00	1831	60	0.00	AV	A	1.00	5,300
04	GARAGE/L			L	576	36.00	2013	70	0.00	GD	A	1.00	14,500
07	POOL A-C	OB	Outbuildi	L	27	69.00	2017	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	256	15.00	2017	70	0.00	GD	A	1.00	2,700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
ATC	ATTIC					53	210		37.23		7,818		
BMT	BASEMENT					0	954		29.53		28,174		
BNT	BSMT ENTRY					0	50		8.85		443		
EFP	ENCL PORCH					0	55		75.10		4,130		
FFL	1ST FLOOR					1,219	1,219		147.51		179,813		
TQS	3/4 STORY					572	763		110.58		84,375		
UTQ	UNFIN TQS					0	191		66.42		12,686		
Ttl Gross Liv / Lease Area						1,844	3,442				317,438		

