

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

11/14/2023 8:09:56 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	272200	272,200														
						RES LAND	101	114700	114,700														
						RESIDNTL.	101	23100	23,100														
		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 410,000 410,000																	
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	2023	101	250,700	2022	101	251,400	2021	101	241,400						
		06871	0096	06-17-1988	U	I	179,000			101	104,700		101	94,300		101	87,500						
		06655	0414	10-19-1987	U	I	1	1A		101	19,400		101	18,400		101	18,400						
		03737	0363	10-06-1972	U	I	0		Total		374,800	Total		364,100	Total		347,300						
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)													
0001				101		MG				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													
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									
202200072	01-06-2022	91	INSULATION	539		0			06-21-2022		1	334	15	PERMIT VISIT									
202101727	05-07-2021	11	POOL	4,800	06-21-2022	100	06-21-2022	27'	01-19-2017			317	16	FIELDREV CHG									
233	07-25-2005	3	GARAGE	35,000				DETACHED TWO C	12-05-2007			250	P1	PHONE MESSAG									
353	12-01-1993	MN	Manual Note	1,000				WOOD STOVE	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									
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	0.75	MG	1.00	TOP3		0	1.000	2.81	112,400			
1	101	ONE FAM	RA				0.330 AC	7,000.00	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							114,700

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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	115.46	
Interior Floor 2	4	CARPET	RCN	388,872	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1930	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	272,200	
FBM Sqft	650		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	36.00	2005	70	0.00	GD	G	1.25	19,700
02	SHED/FR			L	80	12.00	2000	60	0.00	AV	A	1.00	600
02	SHED/FR			L	64	12.00	2000	70	0.00	GD	G	1.25	700
40	LEAN-TO			L	78	8.00	2016	70	0.00	GD	G	1.25	500
07	POOLA-C	OB	Outbuildi	L	27	69.00	2022	70	0.00	GD	G	1.25	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,300		29.42	38,240	
EFB	ENCL PORCH	0	344		73.54	25,297	
FFL	1ST FLOOR	1,508	1,508		147.08	221,792	
OPF	OPEN PORCH	0	140		14.71	2,059	
TQS	3/4 STORY	546	728		110.31	80,304	
WDK	WOOD DECK	0	720		29.42	21,179	
Ttl Gross Liv / Lease Area		2,054	4,740			388,872	

