

Property Location

6 PEACHTREE RD

Map ID

62/ 24/ 8/ /

Bldg Name

State Use

101

Vision ID

4786

Account #

4859

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:03:06 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GLOSTER SHAWN 6 PEACHTREE RD EAST LONGMEADOW MA 01028 GIS ID F_390031_2851372		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	290400	290,400		
						RES LAND	101	135400	135,400		
						RESIDNTL.	101	24000	24,000		
		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#					
						Total				449,800	449,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GLOSTER SHAWN		24235	0133	11-08-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GLOSTER SHAWN		22285	0314	07-27-2018	Q	I	380,000	00	2023	101	267,700	2022	101	241,700	2021	101	232,400
CAMERON ROGER S		12731	0025	11-04-2002	U	I	1	1A		101	123,400		101	111,000		101	103,000
CAMERON,ROGER S		11531	0395	03-05-2001	U	I	164,000			101	19,600		101	19,600		101	19,600
IENNACO,FRANCESCO A		10218	0189	03-30-1998	U	I	1		Total		410,700	Total		372,300	Total		355,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 290,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 24,000 Appraised Land Value (Bldg) 135,400 Special Land Value 0 Total Appraised Parcel Value 449,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 449,800									
Total																		

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		Tracing		Batch			
0001				101		MG			

NOTES									

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	
201602706	10-17-2016	3	GARAGE	58,600	04-20-2017	100	04-20-2017	24X24 W/LOFT	04-20-2017			317	15	PERMIT VISIT	
201501462	05-11-2015	9	ALTERATION	32,750	06-05-2015	100	06-05-2015	SIDING, WINDOWS,	06-05-2015			317	15	PERMIT VISIT	
165	06-15-2007	10	SHED	6,000				12 X 20	12-28-2007			317	15	PERMIT VISIT	
141	01-01-1985	MN	Manual Note					POOLA	12-05-2007			250	P1	PHONE MESSAG	
									06-28-2007			311	2	MEASURED	
									10-01-2001			250	22	MAILER SENT	
									06-01-2000			247	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	0.90	MG	1.00	TOP2		0		1.000	3.37	134,800		
1	101	ONE FAM	RA				0.080	AC	7,000.00	1.000	0		1.00	MG	1.00			0		1.000	7,000	600		
Total Card Land Units							1.00	AC	Parcel Total Land Area:							1.00	Total Land Value							135,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt 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	
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	120.84	
Interior Floor 1	2	SOFTWOOD	RCN	349,866	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1929	
Heat Type	1	FORCED H/A	Effective Year Built	2004	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	17	
Extra Fixtures	2		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	G	GOOD	Overall % Condition	83	
Extra Kitchens	0		RCNLD	290,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	636		Dep Ovr Comment		
FBM Quality	3		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
02	SHED/FR			L	96	12.00	1943	50	0.00	FR	F	0.90	500
02	SHED/FR			L	240	12.00	2007	70	0.00	GD	G	1.25	2,500
19	PATIO			L	100	8.00	2002	70	0.00	GD	A	1.00	600
04	GARAGE/L			L	540	36.00	2016	70	0.00	GD	V	1.50	20,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,272		31.05	39,496	
FFL	1ST FLOOR	1,272	1,272		155.50	197,791	
HST	HALF STORY	128	255		78.05	19,903	
OFP	OPEN PORCH	0	42		14.81	622	
TQS	3/4 STORY	518	690		116.73	80,547	
WDK	WOOD DECK	0	372		30.93	11,507	
Ttl Gross Liv / Lease Area		1,918	3,903			349,866	

