

Property Location

23 PEASE RD

Map ID

66/ 3/ 10/ /

Bldg Name

State Use

101

Vision ID

4956

Account #

5033

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:37:03 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FRANCO MICHELLE A 23 PEASE ROAD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	144800	144,800												
						RES LAND	101	134700	134,700												
						RESIDNTL.	101	600	600												
		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_390052_2844130						Total		280,100	280,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FRANCO MICHELLE A FRANCO MICHELLE A, MERRIMAN DAVID P + PEGI S NOONAN		12228	0001	03-21-2002	U	I	28,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		07735	0369	06-21-1991	U	I	146,000	1A	2023	101	133,300	2022	101	119,800	2021	101	115,000				
		06731	0333	01-13-1988	U	I	147,750		101	122,700	101	110,300	101	102,300							
		03521	0364	07-21-1970	U	I	0		101	400	101	400	101	400							
		Total						256,400		Total		230,500		Total		217,700					
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) 144,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 134,700 Special Land Value 0 Total Appraised Parcel Value 280,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 280,100												
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							
204	07-11-2007	25	WINDOWS	3,779				REPLACEMENT	03-20-2018			333	2	MEASURED							
									01-11-2008			317	15	PERMIT VISIT							
									12-05-2007			250	P1	PHONE MESSAG							
									05-03-2007			311	11	ENTRY DENIED							
									04-28-2000			250	22	MAILER SENT							
									04-25-2000			247	2	MEASURED							
									07-15-1992			131	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				39,970 SF	3.12	1.200	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	3.37	134,700
Total Card Land Units							0.92	AC	Parcel Total Land Area: 0.92							Total Land Value					134,700

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	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
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	120.87	
Interior Floor 1	3	HARDWOOD	RCN	314,860	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1960	
Heat Type	3	FORCED H/W	Effective Year Built	1967	
AC Type	01	NONE	Depreciation Code	FR	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	54	
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	46	
Extra Kitchens	0		RCNLD	144,800	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	756		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		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
02	SHED/FR			L	120	12.00		50	0.00	FR	F	0.90	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		28.07	28,293	
EFP	ENCL PORCH	0	160		70.03	11,205	
FFL	1ST FLOOR	1,008	1,008		140.06	141,183	
GAR	GARAGE	0	480		56.02	26,892	
OPF	OPEN PORCH	0	100		14.01	1,401	
TQS	3/4 STORY	756	1,008		105.05	105,887	
Ttl Gross Liv / Lease Area		1,764	3,764			314,860	

