

Property Location

42 PEASE RD

Map ID

67/ 12/ 2/ /

Bldg Name

State Use

101

Vision ID

4981

Account #

5058

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:42:37 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
LINEHAN EDWARD J JR LINEHAN ERIN K 42 PEASE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	405200	405,200		
						RES LAND	101	144700	144,700		
						RESIDNTL.	101	21500	21,500		
		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_389833_2843410						Total				571,400	571,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LINEHAN EDWARD J JR		23632	0304	01-06-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LINEHAN EDWARD J JR + ERIN K		23611	0591	12-24-2020	U	I	100	1A	2023	101	374,300	2022	101	349,100	2021	101	335,900
LINEHAN EDWARD J		21460	0006	11-23-2016	Q	I	390,000	00		101	132,700		101	120,300		101	112,300
STEVENS LAURA		20986	0468	12-11-2015	U	I	213,500	1S		101	19,900		101	18,900		101	18,900
FEDERAL NATIONAL MORTGAGE ASSOC		20277	0454	05-13-2014	U	I	425,802	1L									
									Total	526,900		Total	488,300		Total	467,100	

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) 405,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 21,500 Appraised Land Value (Bldg) 144,700 Special Land Value 0 Total Appraised Parcel Value 571,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 571,400									
Total																		

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				101		MG	

NOTES									
SUB DIV 692 +715									

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	
201900350	01-04-2019	62	SOLAR	46,000	06-13-2019	100	06-13-2019		06-13-2019			400	15	PERMIT VISIT	
201900007	01-04-2019	62	SOLAR	59,340	06-13-2019	100	06-13-2019		02-28-2018			333	15	PERMIT VISIT	
201701198	05-04-2017	11	POOL	40,000	02-28-2018	100	02-28-2018	18X36 INGROUND	04-27-2017			317	15	PERMIT VISIT	
201700935	04-04-2017	91	INSULATION	3,144	04-27-2017	100	04-27-2017	NVC	01-26-2017			317	16	FIELDREV CHG	
201601546	05-05-2016	42	REPAIRS	9,500	04-27-2017	100	04-27-2017	TO GARAGE FOUN	03-06-2007			250	22	MAILER SENT	
201601546	05-01-2016	12	REROOF	8,000	04-27-2017	100	04-27-2017	INCLUDES GARAG	03-02-2007			311	15	PERMIT VISIT	
348	11-03-2005	7	REMODEL	1,500				ENCLOSE DECK	01-27-2006			311	15	PERMIT VISIT	

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				1.410	AC	7,000.00	1.000	0		1.00	MG	1.00		0			1.000	7,000	9,900	
Total Card Land Units							2.33	AC	Parcel Total Land Area: 2.33							Total Land Value							144,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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	4	SOLID WOOD		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		112.34
Interior Floor 2			RCN		488,200
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1993
AC Type	03	FULL	Effective Year Built		2004
Bedrooms	4		Depreciation Code		GD
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		17
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	2		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition		83
Extra Kitchen St			RCNLD		405,200
FBM Sqft	800		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
02	SHED/FR			L	288	12.00	2005	70	0.00	GD	G	1.25	3,000
2	GAZEBO			L	50	20.00	2003	70	0.00	GD	A	1.00	700
11	POOL I-V	OB	Outbuildi	L	648	29.00	2017	70	0.00	GD	G	1.25	16,400
SOL	Solar Panels	EX	Extra Fea	B		0.00	2019	83	1.00			0.00	0
19	PATIO			L	250	8.00	2017	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,327		33.15	43,989	
FFL	1ST FLOOR	1,327	1,327		166.00	220,279	
GAR	GARAGE	0	667		66.45	44,321	
OPF	OPEN PORCH	0	210		16.60	3,486	
SFL	2ND FLOOR	1,061	1,061		166.00	176,124	
Ttl Gross Liv / Lease Area		2,388	4,592			488,200	

