

Property Location

65 PEASE RD

Map ID

67/ 5/ 0/ /

Bldg Name

State Use

101

Vision ID

4989

Account #

5066

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:39:09 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
AHMED NICHOLAS M AHMED AMANDA K 65 PEASE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	476600	476,600														
						RES LAND	101	145700	145,700														
						RESIDNTL.	101	147300	147,300														
		DRAINAGE		VIEW	COMMUNITY																		
		SUPPLEMENTAL DATA																					
		Alt Prcl ID SP Permit Chapter Land OC Dates 10/3/2016 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
GIS ID F_389042_2843699						Total				769,600	769,600												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
AHMED NICHOLAS M JOHNSON ESTHER M HEIRS + DEV		20480	0553	10-30-2014	U	I	80,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		02880	0170	05-29-1962	U	I	0		2023	101	437,100	2022	101	398,300	2021	101	381,700						
										101	133,700		101	121,300		101	113,300						
										101	139,200		101	139,200		101	139,200						
		Total						Total		710,000	Total		658,800	Total		634,200							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int					
											APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 476,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 147,300 Appraised Land Value (Bldg) 145,700 Special Land Value 0 Total Appraised Parcel Value 769,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 769,600												
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		MG																	
NOTES																							
FY21-PS 1169 COMBINED WITH 67-6-4																							
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									
201902685	08-19-2019	MN	Manual Note	153,000	06-29-2020	100	11-14-2019	90x35 ACCESSORY	06-29-2020			334	15	PERMIT VISIT									
201702423	09-20-2017	7	REMODEL	16,400	02-28-2018	100	02-28-2018	FIN 360SF OVER G	02-28-2018			333	15	PERMIT VISIT									
201600463	03-01-2016	2	DWELLING	294,000	06-10-2016	100	04-27-2017	OC 10/3/2016 2357	04-27-2017			317	15	PERMIT VISIT									
201500471	03-16-2015	5	DEMOLITION	10,000	04-24-2015	100	04-22-2015	COMPLETE DEMO	10-03-2016			400	25	OC VISIT									
162	06-21-2004	12	REROOF	10,000				NVC	06-10-2016			317	3	MEAS+INSPCTD									
									04-24-2015			317	15	PERMIT VISIT									
									04-22-2015			400	10	VACANT LOT									
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				1.552 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	10,900	
Total Card Land Units							2.47 AC	Parcel Total Land Area:							2.47	Total Land Value							145,700

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	B		GOOD				#Heat Sys	1.00					
Stories	1.00		1 STORY				Units	1					
Foundation	1		CONCRETE				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	1		DRYWALL				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				108.27		
Interior Floor 1	3		HARDWOOD				RCN				491,337		
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	2		GAS				Year Built				2016		
Heat Type	1		FORCED H/A				Effective Year Built				2018		
AC Type	03		FULL				Depreciation Code				GD		
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	1						Depreciation %				3		
Extra Fixtures	2						Functional Obsol						
Total Rooms	6						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				97		
Extra Kitchens							RCNLD				476,600		
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	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
GEN	GENERATO			B	1	0.00	2019	97	1.00	00	A	1.00	0
FINH	FINSHDWHE			L	3,06	55.00	2019	70	0.00	GD	G	1.25	147,300
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,390		29.41	40,883			
CRL	CRAWL					0	976		7.38	7,206			
FFL	1ST FLOOR					2,366	2,366		147.06	347,951			
GAR	GARAGE					0	684		58.91	40,295			
HST	HALF STORY					342	684		73.53	50,296			
OPF	OPEN PORCH					0	68		15.14	1,029			
PAT	PATIO					0	504		7.29	3,677			
Ttl Gross Liv / Lease Area						2,708	6,672			491,337			

