Property Location 12 PEACHTREE RD | Map ID 74/ 2/ 10/ / | Bldg Name | State Use 101
Vision ID 5321 | Account # 5398 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 9:45:24 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
KANE MICHAEL A				
KANE DARCY L	TOPO WET	EASEMENT	TRAFFIC	CORNER
12 PEACHTREE RD				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_390232_2851400

CURRENT ASSESSMENT			
Description	Code	Appraised	Assessed
RESIDNTL.	101	432600	432,600
RES LAND	101	140400	140,400
RESIDNTL.	101	1000	1,000
	Total	574,000	574,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KANE MICHAEL A	17309	0093	05-21-2008	U	I	488,000	
CABOT DEVELOPMENT CORPORATION,	16406	0158	12-21-2006	U	I	1	1B
CABOT REAL ESTATE LLC,	15601	0341	12-27-2005	U	I	163,000	1
MARTEL,DELIA C	15405	0152	10-12-2005	U	I	1	1A
MARTEL HENRY + DELIA C,	04826	0069	09-06-1979	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	402,500	2022	101	368,400	2021	101	353,800
	101	127,400		101	114,500		101	106,200
	101	600		101	600		101	600
	Total	530,500		Total	483,500		Total	460,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	432,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	140,400
Special Land Value	0
Total Appraised Parcel Value	574,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	574,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
239	07-06-2006	2	DWELLING	225,000				OC 11/19/2007
29	02-06-2006	5	DEMOLITION	4,000				DWELLING & DETA

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-30-2018			333	3	MEAS+INSPCTD
03-28-2008			317	14	INSPECTED
03-28-2008			317	15	PERMIT VISIT
03-13-2007			250	1	LEFT NOTICE
03-08-2007			311	2	MEASURED
03-08-2007			311	15	PERMIT VISIT
07-27-2006			311	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				39,204	SF	3.18	1.250	8	LAND	0.90	NG	1.00	TOP2		0			1.000	3.58	140,400
						Total Card Land Units	0.90	AC	Parcel Total Land Area:	0.90												Total Land Value	140,400

Property Location	12 PEACHTREE RD		Map ID	74/ 2/ 10/ /		Bldg Name	State Use 101
Vision ID	5321	Account # 5398		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/14/2023 9:45:24 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B+	GOOD (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	2	
Extra Fixtures	3	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	600	
FBM Quality	3	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

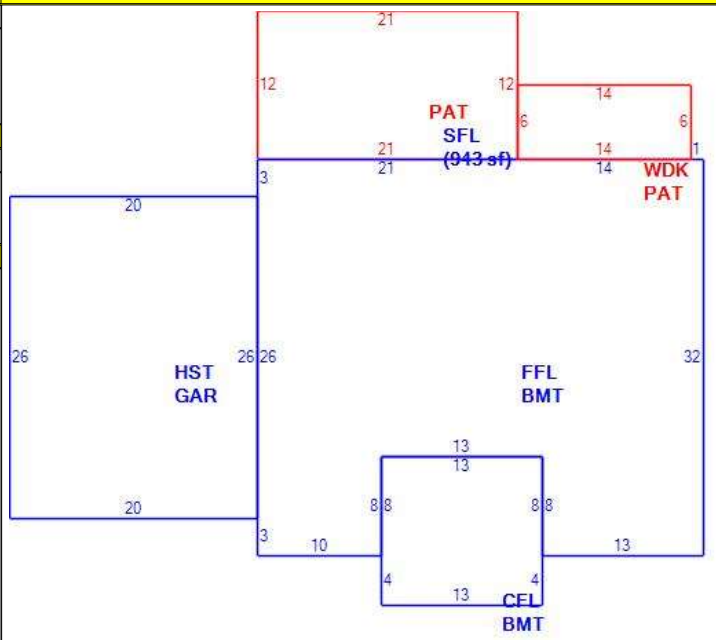
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	112.76
RCN	480,625
Net Other Adj	
Year Built	2006
Effective Year Built	2011
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	90
RCNLD	432,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	120	12.00	2016	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,204		33.23	40,011
CFL	CATHEDRAL CE	156	156		171.34	26,729
FFL	1ST FLOOR	1,048	1,048		166.02	173,988
GAR	GARAGE	0	520		66.41	34,532
HST	HALF STORY	260	520		83.01	43,165
PAT	PATIO	0	336		8.40	2,822
SFL	2ND FLOOR	943	943		166.02	156,556
WDK	WOOD DECK	0	84		33.60	2,822
	Ttl Gross Liv / Lease Area	2,407	4,811			480,625