

Property Location

18 PEACHTREE RD

Map ID

74/ 5/ 11/ /

Bldg Name

State Use

101

Vision ID

5331

Account #

5408

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 9:47:04 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MAURER MATTHEW J MAURER CARLA F 18 PEACHTREE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	495100	495,100												
						RES LAND	101	157000	157,000												
						RESIDNTL.	101	1700	1,700												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates 3/27/2015 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_390615_2851463						Total		653,800	653,800												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MAURER MATTHEW J BEDROCK FINANCIAL LLC TRUSTEE CABOT REAL ESTATE LLC, HALPIN,IRENE J & JOHNSON CHARLOTTE,		20656	0392	04-09-2015	Q	I	492,161	00	Year	Code	Assessed	Year	Code	Assessed							
		19724	0289	03-12-2013	Q	V	110,000	00	2023	101	460,900	2022	101	420,100							
		15246	0412	08-12-2005	U	V	96,000			101	143,000		101	129,000							
		10365	0507	07-14-1998	U	V	1	1A		101	1,000		101	1,000							
		08994	0424	11-17-1994	U	V	1	1A	Total		604,900	Total		550,100	Total		523,900				
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) 495,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,700 Appraised Land Value (Bldg) 157,000 Special Land Value 0 Total Appraised Parcel Value 653,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 653,800												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			NV														
NOTES																					
SUB DIV 974 FY14 ABT GRANTED VACANT LAND																					
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							
201501591	05-12-2015	17	DECK	2,000	06-05-2015	100	06-05-2015	10X16 FREE STAN	06-05-2015	01		317	15	PERMIT VISIT							
201401853	06-11-2014	2	DWELLING	190,000	03-27-2015	100	03-27-2015	OC 3/27/2015 COL	03-27-2015		400	25	OC VISIT								
									03-27-2015		317	2	MEASURED								
									01-06-1981		500	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				40,000 SF	3.12	1.250	8	LAND	1.00	NG	1.00			0		1.000	3.9	156,000
1	101	ONE FAM	RA				0.140 AC	7,000.00	1.000	0		1.00	NG	1.00			0		1.000	7,000	1,000
Total Card Land Units							1.06 AC	Parcel Total Land Area: 1.06							Total Land Value					157,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
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	16	STONE VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	105.82	
Interior Floor 1	3	HARDWOOD	RCN	521,210	
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2014	
Heat Type	1	FORCED H/A	Effective Year Built	2016	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	5	
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		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	95	
Extra Kitchens			RCNLD	495,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	783		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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
22	WOOD DK			L	160	15.00	2015	70	0.00	GD	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,263		30.27	38,233	
CFL	CATHEDRAL CE	192	192		155.84	29,922	
FFL	1ST FLOOR	1,071	1,071		151.12	161,849	
GAR	GARAGE	0	600		60.45	36,269	
OFF	OPEN PORCH	0	60		15.11	907	
SFL	2ND FLOOR	1,575	1,575		151.12	238,013	
TQS	3/4 STORY	72	96		113.34	10,881	
WDK	WOOD DECK	0	172		29.87	5,138	
Ttl Gross Liv / Lease Area		2,910	5,029			521,210	

