

Property Location

23 PEACHTREE RD

Map ID

74/ 9/ 0/ /

Bldg Name

State Use

101

Vision ID

5339

Account #

5416

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 9:48:19 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
FRADETTE MICHEL ROYER DIANE M 23 PEACH TREE RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	195300	195,300										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	127600	127,600										
										RESIDNTL.	101	32100	32,100										
		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#				Total		355,000	355,000										
GIS ID		F_391264_2851034																					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
FRADETTE MICHEL		05673 0385		09-04-1984		U		I		65,500				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2023	101	179,500	2022	101	161,800	2021	101	155,200	
															101	116,800		101	106,400		101	99,200	
															101	26,700		101	26,700		101	26,700	
												Total		323,000	Total	294,900	Total	281,100					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int											
		Total																					
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)						195,300							
0001						101		NV		Appraised Xf (B) Value (Bldg)						0							
														Appraised Ob (B) Value (Bldg)						32,100			
														Appraised Land Value (Bldg)						127,600			
														Special Land Value						0			
														Total Appraised Parcel Value						355,000			
														Valuation Method						C			
														Adjustment									
														Net Total Appraised Parcel Value						355,000			
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									
202102269	07-06-2021	91	INSULATION	5,018		0		BDRM & BTHRM FIRE REPAR	05-30-2018			333	2	MEASURED									
307	11-07-2003	20	WOOD STOVE	100					04-04-2007				250	P1	PHONE MESSAG								
80	04-11-2002	4	ADDITION	20,000					10-18-2006				311	2	MEASURED								
53	03-01-1987	MN	Manual Note	240					02-10-2004				311	15	PERMIT VISIT								
									02-25-2003				274	15	PERMIT VISIT								
									01-04-2000			247	3	MEAS+INSPCTD									
									02-05-1981			500	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	1.250	8	LAND	0.75	NG	1.00	TOP3		0	1.000	2.93	117,200			
1	101	ONE FAM	RA				1.490 AC	7,000.00	1.000	0		1.00	NG	1.00			0	1.000	7,000	10,400			
Total Card Land Units							2.41 AC	Parcel Total Land Area:							2.41	Total Land Value							127,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	120.90	
Interior Floor 2	10	PARQUET	RCN	309,925	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	195,300	
FBM Sqft	816		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	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	32	12.00	1965	50	0.00	FR	A	1.00	200
40	LEAN-TO			L	160	8.00	1996	60	0.00	AV	A	1.00	800
03	GARAGE	OB	Outbuildi	L	400	32.00	2000	70	0.00	GD	A	1.00	9,000
03	GARAGE	OB	Outbuildi	L	300	32.00	1965	60	0.00	AV	A	1.00	5,800
03	GARAGE	OB	Outbuildi	L	500	32.00	1965	60	0.00	AV	A	1.00	9,600
07	POOL A-C	OB	Outbuildi	L	21	69.00	1994	60	0.00	AV	A	1.00	900
06	CARPORT			L	288	15.00	1990	50	0.00	FR	F	0.90	1,900
22	WOOD DK			L	160	15.00	1994	70	0.00	GD	A	1.00	1,700
02	SHED/FR			L	168	12.00	1990	60	0.00	AV	A	1.00	1,200
41	IMP SHD			L	128	10.00	1996	60	0.00	AV	G	1.25	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,632		27.56	44,985	
FFL	1ST FLOOR	1,872	1,872		137.99	258,317	
WDK	WOOD DECK	0	240		27.60	6,624	
Ttl Gross Liv / Lease Area		1,872	3,744			309,925	

