

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
CONNORS MICHAEL F CONNORS GINA M 21 PEACHTREE RD EAST LONGMEADOW MA 01028 GIS ID F_390896_2851139 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	554300		554,300														
												RES LAND		101	156400		156,400														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	23100		23,100														
				SUPPLEMENTAL DATA																											
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/8/2019 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
												Total		733,800		733,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
CONNORS MICHAEL F BEDROCK FINANCIAL LLC TR CABOT REAL ESTATE LLC HALPIN,IRENE J & JOHNSON CHARLOTTE,				21891 0249		10-06-2017		Q		V		151,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				21818 0128		08-17-2017		U		V		140,000		1		2024		101	517,100	2023	101	474,100	2022	101	432,000						
				15246 0412		08-12-2005		U		V		96,000		1				101	156,400		101	142,400		101	128,400						
				10365 0507		07-14-1998		U		V		1		1A				101	23,100		101	22,300		101	20,300						
				08994 0424		11-17-1994		U		V		1		1A																	
														Total		696,600		Total		638,800		Total		580,700							
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																															
Nbhd				Nbhd Name				Tracing				Batch				APPRaised VALUE SUMMARY															
0001								130				NV				Appraised BLDG. Value (Card)								554,300							
																Appraised Xf (B) Value (Bldg)								0							
																Appraised Ob (B) Value (Bldg)								23,100							
																Appraised Land Value (Bldg)								156,400							
																Special Land Value								0							
																Total Appraised Parcel Value								733,800							
																Valuation Method								C							
																Adjustment															
																Net Total Appraised Parcel Value								733,800							
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			
201903333		01-07-2020		11		POOL		30,000		06-30-2020		100		06-30-2020		3858 SF INC GARA		06-30-2020		01				334		15		PERMIT VISIT			
201802152		06-13-2018		2		DWELLING		350,000		05-21-2019		100		11-08-2019				11-08-2019						400		25		OC VISIT			
																		05-21-2019						334		15		PERMIT VISIT			
																		06-20-2018						333		15		PERMIT VISIT			
																		01-05-1980						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				0.050		AC		7,000.00	1.000	0		1.00	NG	1.00			0				1.000	7,000		400			
Total Card Land Units								0.97		AC		Parcel Total Land Area: 0.97				Total Land Value														156,400	

Property Location 21 PEACHTREE RD
Vision ID 5340 Account # 5417

Map ID 74/ 9A/ 8R/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/22/2024 12:36:17

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B+	GOOD (+)	Bsmt Garage		
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	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		109.02
Interior Floor 1	3	HARDWOOD	RCN		571,408
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2018
Heat Type	1	FORCED H/A	Effective Year Built		2018
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		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		554,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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
11	POOL I-V	OB	Outbuildi	L	800	29.00	2019	70	0.00	GD	G	1.25	20,300
19	PATIO			L	500	8.00	2021	70	0.00	GD	A	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,964		30.56	60,012	
BNT	BSMT ENTRY	0	35		8.73	305	
CFL	CATHEDRAL CE	879	879		157.22	138,195	
FFL	1ST FLOOR	1,151	1,151		152.70	175,759	
GAR	GARAGE	0	938		61.05	57,263	
OPF	OPEN PORCH	0	408		15.34	6,261	
SFL	2ND FLOOR	875	875		152.70	133,614	
Ttl Gross Liv / Lease Area		2,905	6,250			571,408	

