

Property Location: 51 PROSPECT ST
Vision ID: 1953

Account #1989

MAP ID:27/ 154A/ A/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use:340
Print Date:12/26/2014 15:52

CURRENT OWNER

SOCHA PROPERTY MANAGEMENT LLC

15 HIGH PINE CR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

340

125,300

125,300

COMM LAND

340

110,100

110,100

COMMERC.

340

4,600

4,600

Total

240,000

240,000

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

SOCHA PROPERTY MANAGEMENT LLC

STEVENS FREDERIC A,

BK-VOL/PAGE

14167/ 50

04822/ 0209

SALE DATE

05/12/2004

08/30/1979

q/u

U

U

v/i

I

I

SALE PRICE

220,000

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

113,500

2013

B

115,000

2012

B

116,500

2014

L

105,000

2013

L

105,000

2012

L

105,000

2014

O

6,100

2013

O

6,300

2012

O

6,400

Total:

224,600

Total:

226,300

Total:

227,900

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

340

BG

NOTES

CABELO SALON 1ST FLOOR ONLY RENTER AS
OF 8/29/12 PER OLD RENTER THAT HAS
MOVED OUT

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

125,300

0

4,600

110,100

0

240,000

C

0

240,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

225

10/23/1997

19

CANOPY

300

0

CANOPY

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

01/25/2008

317

3

MEAS+INSPCTD

05/25/2004

303

3

MEAS+INSPCTD

01/16/1998

181

15

PERMIT VISIT

10/10/1992

107

3

MEAS+INSPCTD

03/18/1985

500

3

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

S Adj Fact

Adj. Unit Price

Land Value

1

340

OFFICE

RC

10,000

SF

7.75

1.4200

E

1.0000

1.00

BG

1.00

1.00

11.01

110,100

Total Card Land Units:

0.23

AC

Parcel Total Land Area:

0.23

AC

Total Land Value:

110,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	1.75		1 3/4 Stories				
Occupancy	4			MIXED USE			
Exterior Wall 1	19		TEX 111	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	340	OFFICE		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		70.43	
Interior Floor 1	4		CARPET	Replace Cost		184,307	
Interior Floor 2	3		HARDWOOD	AYB		1979	
Heating Fuel	3		ELECTRIC	EYB		1982	
Heating Type	6		ELECTRC BB	Dep Code		AV	
AC Percent	0			Remodel Rating			
FBM Sqft	1456			Year Remodeled			
Bldg Use	340		OFFICE	Dep %		32	
Total Rooms	0			Functional Obslnc			
Bedrooms	0			External Obslnc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	2			Condition			
Extra Fixtures	2			% Complete			
#Heat Sys	1			Overall % Cond		68	
Frame	1		WOOD	Apprais Val		125,300	
Bath Style	A		AVERAGE	Dep % Ovr		0	
Foundation	1		CONCRETE	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr		0	
Wall Height	12			Misc Imp Ovr Comment			
FBM Quality				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
85	PAVING			L	4,550	1.61	1980	A		AV	55	4,000
83	SIGN			L	32	28.75	1980	A		AV	55	500
41	IMP SHD			L	56	6.90	1997	F		FR	40	100
								</				

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,456		14.08	20,494	
FFL	1ST FLOOR	1,456	1,456		70.43	102,541	
OPF	OPEN PORCH	0	80		7.04	563	
TQS	3/4 STORY	858	1,144		52.82	60,426	
WDK	WOOD DECK	0	32		8.80	282	
Ttl. Gross Liv/Lease Area:		2,314	4,168	2,617		184,307	

