

Property Location: 73 PROSPECT HILLS DR
Vision ID: 3574

Account #3631

MAP ID:42/ 44/ 44/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use:101
Print Date:12/28/2014 10:11

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION												
MCCARTHY MICHAEL F MCCARTHY GRACE C 73 PROSPECT HILLS DR EAST LONGMEADOW, MA 01028 Additional Owners:												Description		Code		Appraised Value		Assessed Value																
												RESIDENTL.		101		503,100		503,100																
												RES LAND		101		163,000		163,000																
												RESIDENTL.		101		10,400		10,400																
SUPPLEMENTAL DATA														Total								676,500		676,500										
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384122_2844426						Received Prior ID Owner Occ Y Final Area 5162.30005 Current Ac. 1.17527 ASSOC PID#																												
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																			
MCCARTHY MICHAEL F G J R CONSTRUCTION INC MCCARTHY MICHAEL F + GRAC WARD JOSEPH E ETAL D/B/A WARD						09147/ 0281 08951/ 0002 08315/ 0554 06972/ 0245 0/ 0		06/01/1995 09/27/1994 01/21/1993 09/22/1988		U	I	500,000 68,000 68,000 1 0		D	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value									
															2014	B	509,100		2013	B	542,000		2012	B	515,200									
															2014	L	171,800		2013	L	191,800		2012	L	191,800									
															2014	O	12,700		2013	O	12,900		2012	O	13,000									
															Total:		693,600		Total:		746,700		Total:		720,000									
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 503,100 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 10,400 Appraised Land Value (Bldg) 163,000 Special Land Value 0 Total Appraised Parcel Value 676,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 676,500																		
Year	Type	Description				Amount		Code	Description				Number	Amount												Comm. Int.								
Total:																																		
ASSESSING NEIGHBORHOOD																																		
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch																				
0001/A										101				NS																				
NOTES																																		
SUB DIV #594 WALK OUT BMT																																		
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												
201301390		04/17/2013		GEN	GENERATOR		6,000				0			POOL DWELLING		05/28/2013				317	15	PERMIT VISIT												
144		06/06/1995		MN	Manual Note		10,000				0					01/04/2013				317	2	MEASURED												
248		09/01/1994		MN	Manual Note		340,000				0					10/03/2002				274	3	MEAS+INSPCTD												
																04/01/1996				107	2	MEASURED												
																12/28/1995				107	15	PERMIT VISIT												
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	101	ONE FAM			RAA				40,000	SF	2.20	1.8300	2		1.0000	1.00	NS	1.00			Spec Use	Spec Calc	1.00		4.03	161,200								
1	101	ONE FAM			RAA				0.26	AC	7,000.00	1.0000	0		1.0000	1.00	NS	1.00					1.00	7,000.00	1,800									
Total Card Land Units:									1.18		AC	Parcel Total Land Area:									1.18		AC	Total Land Value:									163,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B+		GOOD (+)	FBM Sqft	1084		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	6		STUCCO	Code	Description		Percentage
Exterior Wall 2	2		CLAPBOARD	101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			91.19
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full	Replace Cost	565,266		
Bedrooms	5			AYB	1994		
Full Baths	5			EYB	2003		
Half Baths	1			Dep Code	GD		
Extra Fixtures	5			Remodel Rating			
Total Rooms	11			Year Remodeled			
Bath Style	G		GOOD	Dep %	11		
Kitchen Style	V		V GOOD	Functional Obslnc			
Kitchens	1			External Obslnc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12			% Complete			
Bsmt Garage				Overall % Cond	89		
Units	1			Apprais Val	503,100		
WS Flues				Dep % Ovr	0		
FBM Quality	2			Dep Ovr Comment			
Fireplaces	3			Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
BMT	BASEMENT		0	2,709		18.24	49,423					
FFL	1ST FLOOR		2,709	2,709		91.19	247,024					
GAR	GARAGE		0	875		36.47	31,915					
HST	HALF STORY		350	700		45.59	31,915					
OPF	OPEN PORCH		0	71		8.99	638					
SFL	2ND FLOOR		2,103	2,103		91.19	191,765					
UHS	UNFIN HALF STORY		0	175		27.62	4,833					
WDK	WOOD DECK		0	605		12.81	7,751					

Ttl. Gross Liv/Lease Area:			5,162	9,947	6,199	565,266						
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