

Property Location: 491 PROSPECT ST

Vision ID: 3594

Account #3651

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

MAP ID:43/ 17/ 2/ /

Bldg Name:

State Use:101

Print Date:12/28/2014 10:17

CURRENT OWNER

SPRAGUE LEWIS G

SPRAGUE KEVIN J

491 PROSPECT ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

171,500

171,500

RES LAND

101

94,400

94,400

RESIDENTL.

101

10,000

10,000

Total

275,900

275,900

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

SPRAGUE LEWIS G

SPRAGUE LEWIS G + JOAN M,

11409/ 329

04496/ 0180

11/15/2000

10/07/1977

U

U

I

I

1

0

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

175,800

2013

B

166,300

2012

B

171,400

2014

L

97,300

2013

L

100,200

2012

L

96,800

2014

O

10,300

2013

O

10,400

2012

O

8,900

Total:

283,400

Total:

276,900

Total:

277,100

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MG

NOTES

REBUILT AFTER 78 FIRE. FUNC PROBLEM

WITH POOL.

APPRAISED 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

171,500

0

10,000

94,400

0

275,900

C

0

275,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

01/06/2012

09/24/2003

10/15/2002

10/08/2002

02/24/1992

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

11

2

14

22

3

ENTRY DENIED

MEASURED

INSPECTED

MAILER SENT

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RAA

40,000

SF

2.20

1.1900

7

1.0000

1.00

MG

1.00

TRF1

190

.90

2.36

94,400

1

101

ONE FAM

RAA

0.00

AC

7,000.00

1.0000

0

1.0000

1.00

MG

1.00

7,000.00

0

Total Card Land Units:

0.92

AC

Parcel Total Land Area:

0.92

AC

Total Land Value:

94,400

| CONSTRUCTION DETAIL |      |     | CONSTRUCTION DETAIL (CONTINUED) |                          |             |         |             |
|---------------------|------|-----|---------------------------------|--------------------------|-------------|---------|-------------|
| Element             | Cd.  | Ch. | Description                     | Element                  | Cd.         | Ch.     | Description |
| Style               | 06   |     | COLONIAL                        | #Heat Sys                | 1           |         |             |
| Model               | 01   |     | RESIDENTIAL                     | Central Vac              | 0           |         |             |
| Grade               | C+   |     | AVG. (+)                        | FBM Sqft                 | 520         |         |             |
| Stories             | 2.00 |     | 2 Story                         | Int vs Ext               | S           |         |             |
| Foundation          | 1    |     |                                 | MIXED USE                |             |         |             |
| Exterior Wall 1     | 4    |     | VINYL                           | Code                     | Description |         | Percentage  |
| Exterior Wall 2     | 8    |     | BRICK VENR                      | 101                      | ONE FAM     |         | 100         |
| Roof Structure      | 3    |     | GAMBREL                         |                          |             |         |             |
| Roof Cover          | 1    |     | ASPHALT SH                      |                          |             |         |             |
| Interior Wall 1     | 1    |     | DRYWALL                         | COST/MARKET VALUATION    |             |         |             |
| Interior Wall 2     |      |     |                                 | Adj. Base Rate:          |             | 91.75   |             |
| Interior Floor 1    | 4    |     | CARPET                          |                          |             |         |             |
| Interior Floor 2    | 3    |     | HARDWOOD                        |                          |             |         |             |
| Heat Fuel           | 2    |     | GAS                             |                          |             |         |             |
| Heat Type           | 1    |     | FORCED H/A                      |                          |             |         |             |
| AC Type             | 03   |     | Full                            |                          |             |         |             |
| Bedrooms            | 3    |     |                                 | Replace Cost             |             | 211,757 |             |
| Full Baths          | 1    |     |                                 | AYB                      |             | 1978    |             |
| Half Baths          | 1    |     |                                 | EYB                      |             | 1995    |             |
| Extra Fixtures      | 0    |     |                                 | Dep Code                 |             | GD      |             |
| Total Rooms         | 7    |     |                                 | Remodel Rating           |             |         |             |
| Bath Style          | A    |     | AVERAGE                         | Year Remodeled           |             |         |             |
| Kitchen Style       | A    |     | AVERAGE                         | Dep %                    |             | 19      |             |
| Kitchens            | 1    |     |                                 | Functional ObsInc        |             |         |             |
| Extra Kitchens      | 0    |     |                                 | External ObsInc          |             |         |             |
| Frame               | 1    |     | WOOD                            | Cost Trend Factor        |             | 1       |             |
| Basement Floor      | 12   |     |                                 | Condition                |             |         |             |
| Bsmt Garage         |      |     |                                 | % Complete               |             |         |             |
| Units               | 1    |     |                                 | Overall % Cond           |             | 81      |             |
| WS Flues            |      |     |                                 | Apprais Val              |             | 171,500 |             |
| FBM Quality         | 3    |     |                                 | Dep % Ovr                |             | 0       |             |
| Fireplaces          | 1    |     |                                 | Dep Ovr Comment          |             |         |             |
|                     |      |     |                                 | Misc Imp Ovr             |             | 0       |             |
|                     |      |     |                                 | Misc Imp Ovr Comment     |             |         |             |
|                     |      |     |                                 | 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 |
| 11                                                             | POOL I-V    | OB  | Outbuilding  | L   | 512   | 29.00      | 1970 | A   |       | AV  | 60   | 8,900     |
| 19                                                             | PATIO       |     |              | L   | 320   | 5.75       | 1978 | A   |       | AV  | 60   | 1,100     |

[illegible]

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|------|-------------|-------------|------------|-----------|-----------|-----------------|
| BMT  | BASEMENT    | 0           | 1,040      |           | 18.35     | 19,084          |
| EPF  | ENCL PORCH  | 0           | 156        |           | 27.64     | 4,312           |
| FFL  | 1ST FLOOR   | 1,050       | 1,050      |           | 91.75     | 96,337          |
| GAR  | GARAGE      | 0           | 552        |           | 36.73     | 20,277          |
| OPF  | OPEN PORCH  | 0           | 70         |           | 9.17      | 642             |
| SFL  | 2ND FLOOR   | 775         | 775        |           | 91.75     | 71,106          |

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