

Property Location: 85 PROSPECT ST
Vision ID: 1951

Account #1987

MAP ID:27/ 153/ 0/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:11/25/2015 12:53

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA											
NGUYEN MAN D NGUYEN ASIA L 85 PROSPECT ST EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value												
						RESIDENTL.	101	78,200	78,200												
						RES LAND	101	72,200	72,200												
						RESIDENTL.	101	8,500	8,500												
SUPPLEMENTAL DATA										VISION											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_381094_2849557				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																	
						Total158,900158,900															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
NGUYEN MAN D GIUSTINA ANNA B HEIRS &,DEVISEES OF GIUSTINA ANNA B +, GIUSTINA ANNA B		17913/ 74	07/27/2009	U	I	160,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value					
		12968/ 17	02/21/2003	U	I	100	A	2015	101	78,200	2014	B	77,000	2013	B	91,200					
		07614/ 0441	12/23/1990	U	I	1	A	2015	101	72,200	2014	L	74,600	2013	L	74,600					
		03536/ 0233	09/22/1970	U	I	0		2015	101	8,500	2014	O	8,800	2013	O	8,800					
								Total:	158,900		Total:	160,400		Total:	174,600						
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
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		MA													
NOTES																					
FOUNDATION NEEDS REPAIR; ELECTRIC;HOT REPAIR, 2011 12/2010 ASSUMED COMPLETE																					
WATER SYSTEM FOR 2ND FLR HEAT																					
INOPERABLE, ROOF LEAKING, ORIGINAL																					
WINDOWS, FY 2010 ABT GRANTED TAXPAYER																					
STATES TERMITE DAMAGE NOT REPAIR PART																					
OF NEGO OF SALE CK TERMITE DAMAGE																					
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							
									12/17/2010			317	15	PERMIT VISIT							
									10/09/2009			317	3	MEAS+INSPCTD							
									10/07/2003			274	3	MEAS+INSPCTD							
									04/21/1992			131	3	MEAS+INSPCTD							
									02/10/1981			500	14	INSPECTED							
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	RC				16,608 SF	4.83	1.0000	5	1.0000	1.00	MA	1.00			TRF2 190	.90	4.35	72,200	
Total Card Land Units:			0.38		AC		Parcel Total Land Area:			0.38 AC			Total Land Value:								72,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	2		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft				
Stories	1.75		1 3/4 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	3		ALUMINUM	Code	Description			Percentage
Exterior Wall 2				101	ONE FAM			100
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				84.65
Interior Floor 2								
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A	Replace Cost				162,876
AC Type	01		NONE	AYB				1950
Bedrooms	3			EYB				1962
Full Baths	2			Dep Code				FR
Half Baths	0			Remodel Rating				
Extra Fixtures	0			Year Remodeled				
Total Rooms	7			Dep %				52
Bath Style	A		AVERAGE	Functional Obslnc				
Kitchen Style	F		FAIR	External Obslnc				
Kitchens	1			Cost Trend Factor				1
Extra Kitchens	0			Condition				
Frame	1	WOOD	% Complete					
Basement Floor	12		Overall % Cond				48	
Bsmt Garage			Apprais Val				78,200	
Units	1		Dep % Ovr				0	
WS Flues			Dep Ovr Comment					
FBM Quality			Misc Imp Ovr				0	
Fireplaces	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
03	GARAGE	OB	Outbuilding	L	504	28.18	1970	A		AV	60	8,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,104		16.95	18,709	
EFP	ENCL PORCH	0	120		25.40	3,048	
FFL	1ST FLOOR	984	984		84.65	83,300	
OFP	OPEN PORCH	0	21		8.06	169	
TQS	3/4 STORY	648	864		63.49	54,856	
WDK	WOOD DECK	0	237		11.79	2,794	
Ttl. Gross Liv/Lease Area:		1,632	3,330	1,924		162,876	

