Property Location: 172 PROSPECT ST | **MAP ID:** 28/ 96/ 0/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 2175 | **Account #** 2212 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/25/2015 13:44

CURRENT OWNER

WILSON THOMAS R

172 PROSPECT ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_381563_2847995	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	181,700	181,700
RES LAND	101	79,100	79,100
RESIDNTL.	101	3,300	3,300
		Total	264,100	264,100

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WILSON THOMAS R	19173/ 173	03/21/2012	U	I	218,000	1A
WILSON THOMAS G JR,	18794/ 550	06/06/2011	U	I	100,000	U
MORRISINO DANIEL S,	05116/ 0015	06/01/1981	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	181,700	2014	B	189,700	2013	B	203,300
2015	101	79,100	2014	L	81,500	2013	L	81,500
2015	101	3,300	2014	O	3,400	2013	O	3,500
	Total:	264,100		*Total:*	274,600		*Total:*	288,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	181,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	3,300
Appraised Land Value (Bldg)	79,100
Special Land Value	0
Total Appraised Parcel Value	264,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**264,100**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

NO PERMIT FOR 2011 12X16 TWO FLR
ADDITION. 2013 INSPECTION- APT IN BMT
W/KITCHEN

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
212	07/21/2011	12	REROOF	25,000		0		INCLUDES WINDOWS
10	01/07/2011	MN	Manual Note	1,238		0		INSULATION
58	03/01/1995	MN	Manual Note	3,700		0		VINYL SIDE

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/25/2013			317	3	MEAS+INSPCTD
03/28/2012			250	22	MAILER SENT
03/09/2012			317	15	PERMIT VISIT
03/09/2012			317	15	PERMIT VISIT
03/09/2012			317	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 Spec Use	Special Pricing Spec Calc		S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RA				39,154	SF	2.24	1.0000	5	1.0000	1.00	MA	1.00			TRF2	.90	.90	2.02	79,100

Total Card Land Units: 0.90 AC | **Parcel Total Land Area:** 0.9 AC | **Total Land Value:** 79,100

Property Location: 172 PROSPECT ST **MAP ID:** 28/ 96/ 0/ / **Bldg Name:** **State Use:** 101

Vision ID: 2175 **Account #**2212 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/25/2015 13:44

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C+		AVG. (+)
Stories	1.00		1 Story
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2	8		BRICK VENR
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	1		OIL
Heat Type	1		FORCED H/A
AC Type	03		Full
Bedrooms	2		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	5		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	1		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues	1		
FBM Quality	4		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

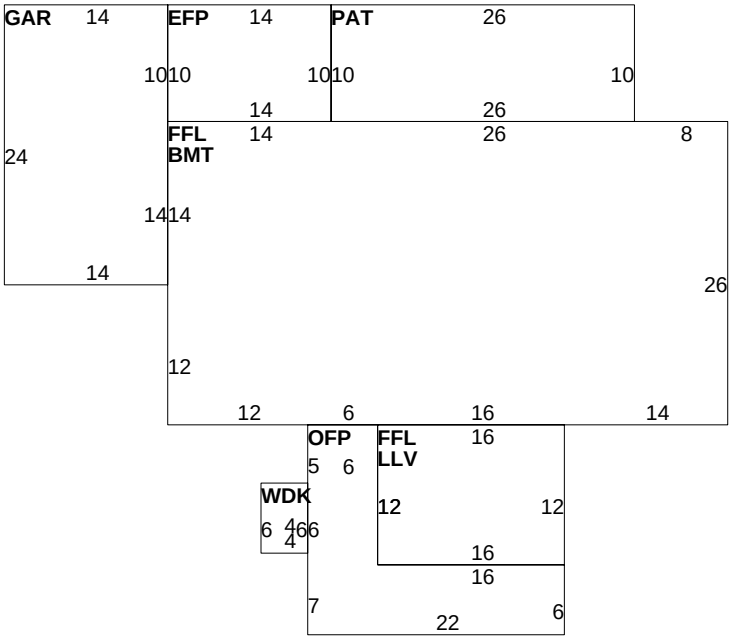
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NONE
FBM Sqft	1315		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	110.94
Replace Cost	216,335
AYB	1965
EYB	1998
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	16
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	84
Apprais Val	181,700
Dep % Ovr	0
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
09	POOL A-R	OB	Outbuilding	L	450	12.08	1985	A		AV	60	3,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,248		22.22	27,735
EFP	ENCL PORCH	0	140		33.28	4,660
FFL	1ST FLOOR	1,440	1,440		110.94	159,755
GAR	GARAGE	0	336		44.24	14,866
LLV	LOWR LEVEL	0	192		27.74	5,325
OFP	OPEN PORCH	0	204		10.88	2,219
PAT	PATIO	0	260		5.55	1,442
WDK	WOOD DECK	0	24		13.87	333
	Ttl. Gross Liv/Lease Area:	1,440	3,844	1,950		216,335