

Property Location: 268 PROSPECT ST
Vision ID: 2280

Account #2320

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 11/25/2015 14:13

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
MACDONALD DONALD J 268 PROSPECT ST EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	194,300	194,300		
						RES LAND	101	92,300	92,300		
						RESIDENTL.	101	400	400		
SUPPLEMENTAL DATA						Total				287,000	287,000
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_381681_2846263			Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
MACDONALD DONALD J MCKELVIE CAROLYN M, ACCORSI ROBERT J		19565/ 25 08251/ 0584 05697/ 0191	11/28/2012 11/24/1992 10/11/1984	Q U U	I I I	295,000 110,000 125,000	00 N A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	101	194,300	2014	B	180,500	2013	B	197,500
								2015	101	92,300	2014	L	95,300	2013	L	97,100
								2015	101	400	2014	O	500	2013	O	500
								Total:			287,000	Total:	276,300	Total:	295,100	

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												APPRAISED VALUE SUMMARY							
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A						101		MG											
NOTES												Appraised Bldg. Value (Card) 194,300 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 92,300 Special Land Value 0 Total Appraised Parcel Value 287,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 287,000							
SFL AND ATC FAIR COND 2 BR IN ATC 92																			
SALE INCLS 29-51-0 -CHG PER DESK REVIEW																			

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			
201302161	06/12/2013	91	INSULATION	3,000		100	05/14/2014	NVC	11/13/2015 09/12/2003 02/06/1992 09/02/1980			317 274 105 500	3 3 3 3	MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD 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	101	ONE FAM	RA				34,848 SF	2.48	1.1900	7	1.0000	1.00	MG	1.00			TRF2 190	.90	2.65	92,300		
Total Card Land Units:							0.80	AC	Parcel Total Land Area:							0.8 AC	Total Land Value:					92,300

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		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	2.5			Int vs Ext	S		SAME
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	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	4		CARPET	Adj. Base Rate:		72.28	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL	Replace Cost		318,456	
Heat Type	5		STEAM	AYB		1922	
AC Type	01		NONE	EYB		1975	
Bedrooms	7			Dep Code		AV	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		39	
Total Rooms	12			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		61	
Basement Floor	12		CONCRETE	Apprais Val		194,300	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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
02	SHED/FR			L	96	7.48	1990	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
ATC	ATTIC	240	960		18.07	17,347
BMT	BASEMENT	0	1,895		14.46	27,393
EFP	ENCL PORCH	0	72		22.08	1,590
FFL	1ST FLOOR	2,055	2,055		72.28	148,531
OFP	OPEN PORCH	0	66		7.67	506
PAT	PATIO	0	440		3.61	1,590
SFL	2ND FLOOR	1,605	1,605		72.28	116,006
UAT	UNFIN ATTC	0	320		14.46	4,626
WDK	WOOD DECK	0	87		9.97	867

Ttl. Gross Liv/Lease Area:	3,900	7,500	4,406		318,456

