

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
RICHARDS ANTHONY G RICHARDS ROBERTA A 295 PROSPECT ST			1 TYPCL			Description	Code	Appraised Value	Assessed Value
EAST LONGMEADOW, MA 01028 Additional Owners:		<b>SUPPLEMENTAL DATA</b> Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_381612_2845446				RESIDENTL.	101	169,600	169,600
						RES LAND	101	99,400	99,400
						RESIDENTL.	101	900	900
						Total		269,900	269,900

1006  
AST LONGMEADOW, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
RICHARDS ANTHONY G		09778/ 0311	02/26/1997	U	I	175,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
NIGRO SABATH P +		08184/ 0447	09/29/1992	U	I	1	A	2015	101	169,600	2014	B	163,100	2013	B	166,300
NIGRO LUCIA MARIA LIFE ES		07317/ 0595	11/09/1989	U	I	1	A	2015	101	99,400	2014	L	102,200	2013	L	105,100
NIGRO ROBERT S		06446/ 165	04/10/1987	U	I	1	A	2015	101	900	2014	O	700	2013	O	700
NIGRO		06440/ 555	04/06/1987	U	I	130,000										
RODENISOR		01830/ 0112	07/09/1946	U	I	0										
								Total:		269,900	Total:		266,000	Total:		272,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD		NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch	
		0001/A						101		MG	

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	169,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	900
Appraised Land Value (Bldg)	99,400
Special Land Value	0
Total Appraised Parcel Value	269,900
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>269,900</b>

**NOTES**  
 INSPECTION LTR SENT 7/6/98 PHONE CALL  
 FOR INTERIOR INSPECTION 7/14/98 &  
 7/15/1998 LEFT MESSAGE NO RESPONSE REAR  
 ADDITION BUILT 1989 2 HEATING SYSTEMS,  
 SOME FHA

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
218	09/01/1989	MN	Manual Note	40,000		0		ADDN		11/06/2015			317	2	MEASURED
										09/12/2003			274	3	MEAS+INSPCTD
										02/17/1999			105	14	INSPECTD
										02/18/1992			170	3	MEAS+INSPCTD
										04/12/1990			131	3	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
																Spec Use	Spec Calc			
1	101	ONE FAM	RA				40,000	SF	2.20	1.1900	7	1.0000	1.00	MG	1.00			.90	2.36	94,400
1	101	ONE FAM	RA				0.72	AC	7,000.00	1.0000	0	1.0000	1.00	MG	1.00		TRF1	1.00	7,000.00	5,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	2		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	<b>MIXED USE</b>			
Exterior Wall 1	8		BRICK VENR	<i>Code</i>	<i>Description</i>		<i>Percentage</i>
Exterior Wall 2	1		WOOD SHING	101	ONE FAM		100
Roof Structure	1		GABLE	<b>COST/MARKET VALUATION</b>			
Roof Cover	1		ASPHALT SH	Adj. Base Rate:			97.45
Interior Wall 1	2		PLASTER	Replace Cost			232,331
Interior Wall 2				AYB			1948
Interior Floor 1	4		CARPET	EYB			1987
Interior Floor 2	3		HARDWOOD	Dep Code			GD
Heat Fuel	3		ELECTRIC	Remodel Rating			
Heat Type	3		FORCED H/W	Year Remodeled			
AC Type	03		FULL	Dep %			27
Bedrooms	3			Functional Obslnc			
Full Baths	2			External Obslnc			
Half Baths	0			Cost Trend Factor			1
Extra Fixtures	1			Condition			
Total Rooms	7			% Complete			
Bath Style	G		GOOD	Overall % Cond			73
Kitchen Style	A		AVERAGE	Apprais Val			169,600
Kitchens	1			Dep % Ovr			0
Extra Kitchens	1			Dep Ovr Comment			
Frame	1		WOOD	Misc Imp Ovr			0
Basement Floor	12		CONCRETE	Misc Imp Ovr Comment			
Bsmt Garage				Cost to Cure Ovr			0
Units	1			Cost to Cure Ovr Comment			
WS Flues							
FBM Quality							
Fireplaces	3						

**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
40	LEAN-TO			L	84	5.75	1948	F		AV	60	300
02	SHED/FR			L	140	7.48	1948	A		AV	60	600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	642		19.43	12,474
FFL	1ST FLOOR	2,075	2,075		97.45	202,218
GAR	GARAGE	0	420		38.98	16,372
OPF	OPEN PORCH	0	76		10.26	780
PAT	PATIO	0	96		5.08	487
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,075</b>	<b>3,309</b>	<b>2,384</b>		<b>232,331</b>

