Property Location: 81 PROSPECT HILLS DR | **MAP ID:** 41/ 10/ 45/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 3528 | **Account #**3584 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/30/2015 14:29

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FISHER WENDY C				
81 PROSPECT HILLS DR				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

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_384088_2844567	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	369,100	369,100
RES LAND	101	162,000	162,000
		Total	531,100	531,100

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FISHER WENDY C	14968/ 84	04/12/2005	U	I	1	A
FISHER,RONALD C	12542/ 17	09/03/2002	U	I	456,000	
WOODARD,EDWARD I &	10776/ 161	05/21/1999	U	I	355,000	
MELVIN,ROBERT R	BK10090-P84	12/04/1997	U	I	326,000	
RUGANI GARY J	BK-8750-P2	02/22/1994	U	V	72,000	B
G J R CONSTRUCTION INC,	08638/ 0431	11/17/1993	U	V	72,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	369,100	2014	B	377,700	2013	B	403,700
2015	101	162,000	2014	L	170,800	2013	L	190,800
	Total:	531,100		*Total:*	548,500		*Total:*	594,500

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)	369,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	162,000
Special Land Value	0
Total Appraised Parcel Value	531,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**531,100**

ASSESSING NEIGHBORHOOD

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

NOTES

SUB DIV #594 INFO EST WALK-OUT BASEMENT

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
349	12/01/1993	MN	Manual Note	160,000		0		DWELLING

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/25/2007			311	14	INSPECTED
10/08/2002			250	22	MAILER SENT
10/03/2002			274	2	MEASURED
12/27/1995			107	15	PERMIT VISIT
03/06/1995			107	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	RAA				40,000	SF	2.20	1.8300	2	1.0000	1.00	NS	1.00				1.00	4.03	161,200
1	101	ONE FAM	RAA				0.11	AC	7,000.00	1.0000	0	1.0000	1.00	NS	1.00				1.00	7,000.00	800

Total Card Land Units: 1.03 AC | **Parcel Total Land Area:** 1.03 AC | **Total Land Value:** 162,000

Property Location: 81 PROSPECT HILLS DR **MAP ID:** 41/ 10/ 45/ / **Bldg Name:** **State Use:** 101

Vision ID: 3528 **Account #**3584 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/30/2015 14:29

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	B+		GOOD (+)
Stories	2.00		2 Story
Foundation	1		
Exterior Wall 1	2		CLAPBOARD
Exterior Wall 2			
Roof Structure	2		HIP
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	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		Full
Bedrooms	3		
Full Baths	2		
Half Baths	2		
Extra Fixtures	2		
Total Rooms	7		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

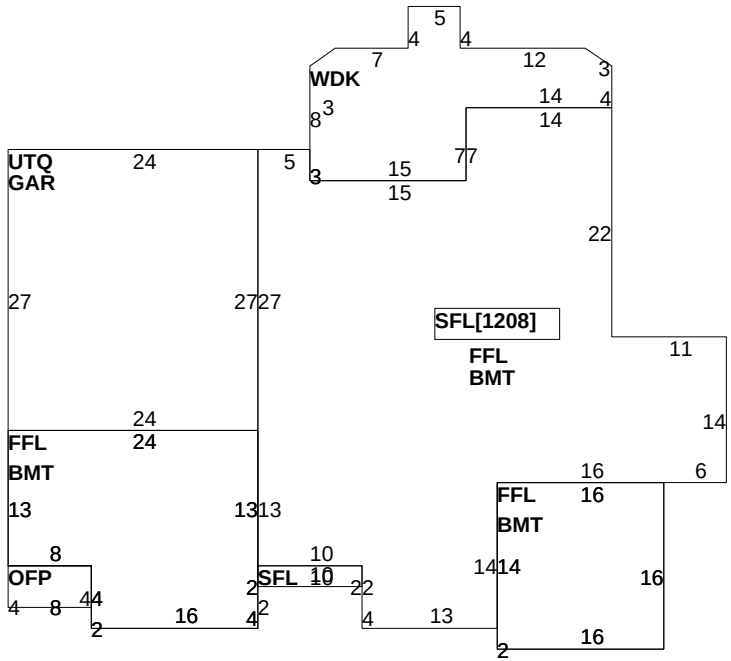
Element	Cd.	Ch.	Description
#Heat Sys	2		
Central Vac	0		
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	89.44
Replace Cost	396,855
AYB	1994
EYB	2007
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	7
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	93
Apprais Val	369,100
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	2,179		17.90	38,997
FFL	1ST FLOOR	2,179	2,179		89.44	194,895
GAR	GARAGE	0	648		35.75	23,166
OFP	OPEN PORCH	0	32		8.39	268
SFL	2ND FLOOR	1,228	1,228		89.44	109,835
UTQ	UNFIN TQS	0	648		40.30	26,117
WDK	WOOD DECK	0	287		12.47	3,578
	Ttl. Gross Liv/Lease Area:	3,407	7,201	4,437		396,855