

Property Location: 85 PROSPECT ST
Vision ID: 1951

Account #1987

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/01/2016 15:17

CURRENT OWNER

NGUYEN MAN D
NGUYEN ASIA L
85 PROSPECT ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

79,100

79,100

RES LAND

101

74,400

74,400

RESIDENTL.

101

8,500

8,500

Total

162,000

162,000

1006
AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

NGUYEN MAN D
GIUSTINA ANNA B HEIRS &, DEVISEES OF
GIUSTINA ANNA B +,
GIUSTINA ANNA B

17913/ 74
12968/ 17
07614/ 0441
03536/ 0233

07/27/2009
02/21/2003
12/23/1990
09/22/1970

U
U
U
U

I
I
I
I

160,000
100
1
0

A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

78,200

2015

101

78,200

2014

B

77,000

2016

101

72,200

2015

101

72,200

2014

L

74,600

2016

101

8,500

2015

101

8,500

2014

O

8,800

Total:

158,900

Total:

158,900

Total:

160,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

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
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

REPAIR, 2011 12/2010 ASSUMED COMPLETE

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 79,100
Appraised XF (B) Value (Bldg) 0
Appraised OB (L) Value (Bldg) 8,500
Appraised Land Value (Bldg) 74,400
Special Land Value 0
Total Appraised Parcel Value 162,000
Valuation Method: C
Adjustment: 0
Net Total Appraised Parcel Value 162,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

12/17/2010

10/09/2009

10/07/2003

04/21/1992

02/10/1981

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

317

3

317

3

PERMIT VISIT

274

3

131

3

MEAS+INSPCTD

500

14

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

16,608 SF

4.83

1.0300

5

1.0000

1.00

MA

1.00

TRF2

190

.90

4.48

74,400

Total Card Land Units: 0.38 AC

Parcel Total Land Area: 0.38 AC

Total Land Value: 74,400

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:				85.64
Interior Floor 2								
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A					
AC Type	01		NONE	Replace Cost				164,762
Bedrooms	3			AYB				1950
Full Baths	2			EYB				1962
Half Baths	0			Dep Code				FR
Extra Fixtures	0			Remodel Rating				
Total Rooms	7			Year Remodeled				
Bath Style	A		AVERAGE	Dep %				52
Kitchen Style	F		FAIR	Functional Obslnc				
Kitchens	1			External Obslnc				
Extra Kitchens	0			Cost Trend Factor				1
Frame	1	WOOD	Condition					
Basement Floor	12		% Complete					
Bsmt Garage			Overall % Cond				48	
Units	1		Apprais Val				79,100	
WS Flues			Dep % Ovr				0	
FBM Quality			Dep Ovr Comment					
Fireplaces	0		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
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		17.14	18,925
EFP	ENCL PORCH	0	120		25.69	3,083
FFL	1ST FLOOR	984	984		85.64	84,265
OFP	OPEN PORCH	0	21		8.16	171
TQS	3/4 STORY	648	864		64.23	55,492
WDK	WOOD DECK	0	237		11.92	2,826
Ttl. Gross Liv/Lease Area:		1,632	3,330	1,924		164,762

