Property Location: 51 PROSPECT ST | **MAP ID:** 27/ 154A/ A/ / | **Bldg Name:** | **State Use:** 340

Vision ID: 1953 | **Account #**1989 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/01/2016 15:18

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SOCHA PROPERTY MANAGEMENT LI		1 TYPCL		
15 HIGH PINE CR				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_381078_2849781	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	340	128,900	128,900
COMM LAND	340	120,900	120,900
COMMERC.	340	4,600	4,600
	Total	254,400	254,400

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SOCHA PROPERTY MANAGEMENT LLC	14167/ 50	05/12/2004	U	I	220,000	
STEVENS FREDERIC A,	04822/ 0209	08/30/1979	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	340	125,300	2015	340	125,300	2014	B	113,500
2016	340	110,100	2015	340	110,100	2014	L	105,000
2016	340	4,600	2015	340	4,600	2014	O	6,100
	Total:	240,000		Total:	240,000		Total:	224,600

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

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			340	BG

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	128,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	4,600
Appraised Land Value (Bldg)	120,900
Special Land Value	0
Total Appraised Parcel Value	254,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	254,400

NOTES

CABELO SALON 1ST FLOOR ONLY RENTER AS
OF 8/29/12 PER OLD RENTER THAT HAS
MOVED OUT

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
225	10/23/1997	19	CANOPY	300		0		CANOPY

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/25/2008			317	3	MEAS+INSPCTD
05/25/2004			303	3	MEAS+INSPCTD
01/16/1998			181	15	PERMIT VISIT
10/10/1992			107	3	MEAS+INSPCTD
03/18/1985			500	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
1	340	OFFICE	RC				10,000	SF	7.75	1.5600	E	1.0000	1.00	BG	1.00			1.00	12.09	120,900

Total Card Land Units: 0.23 AC **Parcel Total Land Area:** 0.23 AC **Total Land Value:** 120,900

Property Location: 51 PROSPECT ST **MAP ID:** 27/ 154A/ A/ / **Bldg Name:** **State Use:** 340

Vision ID: 1953 **Account #**1989 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/01/2016 15:18

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	71		OFFICE
Model	94		COMMERCIAL
Grade	C-		AVG. (-)
Stories	1.75		1 3/4 STORIES
Occupancy	4		
Exterior Wall 1	19		TEX 111
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	4		CARPET
Interior Floor 2	3		HARDWOOD
Heating Fuel	3		ELECTRIC
Heating Type	6		ELECTRC BB
AC Percent	0		
FBM Sqft	1456		
Bldg Use	340		OFFICE
Total Rooms	0		
Bedrooms	0		
Full Baths	0		
Half Baths	2		
Extra Fixtures	2		
#Heat Sys	1		
Frame	1		WOOD
Bath Style	A		AVERAGE
Foundation	1		CONCRETE
Partitions	T		TYPICAL
Wall Height	12		
FBM Quality			

CONSTRUCTION DETAIL (CONTINUED)

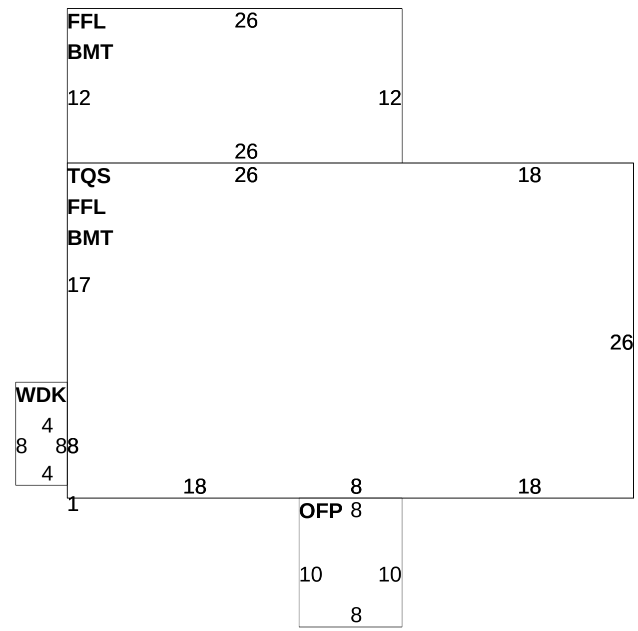
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
340	OFFICE	100

COST/MARKET VALUATION

Adj. Base Rate:	72.45
Replace Cost	189,594
AYB	1979
EYB	1982
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	32
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	68
Apprais Val	128,900
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
85	PAVING			L	4,550	1.61	1980	A		AV	55	4,000
83	SIGN			L	32	28.75	1980	A		AV	55	500
41	IMP SHD			L	56	6.90	1997	F		FR	40	100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,456		14.48	21,082
FFL	1ST FLOOR	1,456	1,456		72.45	105,483
OFP	OPEN PORCH	0	80		7.24	580
TQS	3/4 STORY	858	1,144		54.34	62,160
WDK	WOOD DECK	0	32		9.06	290
Ttl. Gross Liv/Lease Area:		2,314	4,168	2,617		189,594