

Property Location: 50-58 PROSPECT ST
Vision ID: 1966

Account #2002

MAP ID:27/ 165/ C//

Bldg Name:

State Use:031

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/01/2016 15:21

CURRENT OWNER

FIRST CONGREGATIONAL CHURCH OF EAST LONGMEADOW

7 SOMERS ROAD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

013

67,600

67,600

RES LAND

013

60,050

60,050

RESIDENTL.

013

2,200

2,200

COMMERC.

031

67,600

67,600

COMM LAND

031

60,050

60,050

COMMERC.

031

2,200

2,200

Total

259,700

259,700

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

FIRST CONGREGATIONAL CHURCH OF EAST LONGMEADOW

BK-VOL/PAGE

01775/ 0415

SALE DATE

02/03/1944

q/u

U

v/i

I

SALE PRICE

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

013

65,750

2015

013

65,750

2014

B

154,300

2016

013

54,600

2015

013

54,600

2014

L

104,300

2016

013

2,200

2015

013

2,200

2014

O

5,100

2016

031

65,750

2015

031

65,750

2016

031

54,600

2015

031

54,600

2016

031

2,200

2015

031

2,200

Total:

245,100

Total:

245,100

Total:

263,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

013

65,750

2015

013

65,750

2014

B

154,300

2016

013

54,600

2015

013

54,600

2014

L

104,300

2016

013

2,200

2015

013

2,200

2014

O

5,100

2016

031

65,750

2015

031

65,750

2016

031

54,600

2015

031

54,600

2016

031

2,200

2015

031

2,200

Total:

245,100

Total:

245,100

Total:

263,700

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

031

BG

NOTES

MARY KANE REALTY 3 APTS UPHOSTERY, TENANTS: DOG GROOMING, SHERATON UPHOLSTERY CO., & 2 APTS ON 2ND FLOOR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

135,200

0

4,400

120,100

0

259,700

C

0

259,700

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

122

04/25/2008

12

REROOF

4,000

0

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

01/07/2009

317

15

PERMIT VISIT

06/02/2004

303

3

MEAS+INSPCTD

10/10/1992

107

3

MEAS+INSPCTD

04/25/1981

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

031

MixComRes

BUS

9,668 SF

7.96

1.5600

E

1.0000

1.00

BG

1.00

1.00

12.42

120,100

Total Card Land Units:

0.22

AC

Parcel Total Land Area:

0.22 AC

Total Land Value:

120,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	2.00		2 STORY				
Occupancy	4			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				031	MixComRes		50
Roof Structure	4		FLAT	013	RES/COM		50
Roof Cover	11		MEMBRANE				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2	8		PLYWD PANL	Adj. Base Rate:		55.87	
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS	Replace Cost		207,986	
Heating Type	1		FORCED H/A	AYB		1920	
AC Percent	0			EYB		1979	
FBM Sqft				Dep Code		AV	
Bldg Use	031		MixComRes	Remodel Rating			
Total Rooms	10			Year Remodeled			
Bedrooms	4			Dep %		35	
Full Baths	2			Functional ObsInc			
Half Baths	3			External ObsInc			
Extra Fixtures	1			Cost Trend Factor		1	
#Heat Sys	4			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		65	
Foundation	6		SLAB	Apprais Val		135,200	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	12			Dep Ovr Comment			
FBM Quality				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	5,000	1.61	1975	A		AV	55	4,400

BUILDING SUB-AREA SUMMARY SECTION						
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
EFP	ENCL PORCH	0	200		16.76	3,352
FFL	1ST FLOOR	1,776	1,776		55.87	99,217
OPF	OPEN PORCH	0	392		5.56	2,179
SFL	2ND FLOOR	1,848	1,848		55.87	103,239
Ttl. Gross Liv/Lease Area:		3,624	4,216	3,723		207,986

