**Property Location:** 80 PROSPECT HILLS DR | **MAP ID:** 41/ 11/ 46/ / | **Bldg Name:** | **State Use:** 101

**Vision ID:** 3529 | **Account #**3585 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/02/2016 14:27

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| FRAZIERO CARMELA A | | 1 TYPCL | | |
| 80 PROSPECT HILLS DR | | | | |
| EAST LONGMEADOW, MA 01028 | | | | |
| Additional Owners: | | | | |

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Other ID: | Received |
| SP Permit HO | Field 7 |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | |
| *GIS ID:* F_383751_2844500 | *ASSOC PID#* |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL. | 101 | 499,800 | 499,800 |
| RES LAND | 101 | 166,000 | 166,000 |
| RESIDNTL. | 101 | 1,900 | 1,900 |
| | | *Total* | 667,700 | 667,700 |

1006
EAST LONGMEADOW, M

**VISION**

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| FRAZIERO CARMELA A | 17353/ 559 | 06/19/2008 | U | I | 1 | H |
| FRAZIERO RICHARD J,CARMELA A | 11829/ 25 | 08/27/2001 | U | I | 100 | A |
| FRAZIERO RICHARD J,CARMELA A | 11223/ 271 | 06/07/2000 | U | I | 100 | A |
| CAPUTO-CAPUA,RITA G | 10918/ 189 | 09/07/1999 | U | I | 100 | A |
| FRAZIERO FAMILY REALTY TRUST, | 09125/ 0497 | 05/04/1995 | U | I | 1 | A |
| FRAZIERO RICHARD J + | 9000/ 0418 | 11/23/1994 | U | V | 1 | A |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2016 | 101 | 494,300 | 2015 | 101 | 494,300 | 2014 | B | 513,500 |
| 2016 | 101 | 161,600 | 2015 | 101 | 161,600 | 2014 | L | 170,300 |
| 2016 | 101 | 1,900 | 2015 | 101 | 1,900 | 2014 | O | 1,900 |
| | | *Total:* 657,800 | | | *Total:* 657,800 | | | *Total:* 685,700 |

**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) | 499,800 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 1,900 |
| Appraised Land Value (Bldg) | 166,000 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 667,700 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | 667,700 |

**ASSESSING NEIGHBORHOOD**

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

**NOTES**

SUB DIV #594

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 308 | 10/01/2004 | 32 | SUNROOM | 30,000 | | 0 | | ENCLOSE EXISTING D |
| 242 | 08/01/1994 | MN | Manual Note | 390,000 | | 0 | | DWELLING |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 01/04/2013 | | | 317 | 2 | MEASURED |
| 01/10/2007 | | | 250 | 11 | ENTRY DENIED |
| 01/05/2005 | | | 311 | 2 | MEASURED |
| 10/08/2002 | | | 250 | 22 | MAILER SENT |
| 10/03/2002 | | | 274 | 2 | MEASURED |

**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 | 1.8800 | 2 | 1.0000 | 1.00 | NS | 1.00 | | | | 1.00 | 4.14 | 165,600 |
| 1 | 101 | ONE FAM | RAA | | | | 0.05 | AC | 7,000.00 | 1.0000 | 0 | 1.0000 | 1.00 | NS | 1.00 | | | | 1.00 | 7,000.00 | 400 |

**Total Card Land Units:** 0.97 AC | **Parcel Total Land Area:** 0.97 AC | **Total Land Value:** 166,000

**Property Location:** 80 PROSPECT HILLS DR **MAP ID:** 41/ 11/ 46/ / **Bldg Name:** **State Use:** 101

**Vision ID:** 3529 **Account #**3585 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/02/2016 14:27

## 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 | 8 | | BRICK VENR |
| Exterior Wall 2 | 2 | | CLAPBOARD |
| 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 | 3 | | FORCED H/W |
| AC Type | 03 | | Full |
| Bedrooms | 4 | | |
| Full Baths | 4 | | |
| Half Baths | 0 | | |
| Extra Fixtures | 3 | | |
| Total Rooms | 8 | | |
| 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 | 3 | | |

## CONSTRUCTION DETAIL (CONTINUED)

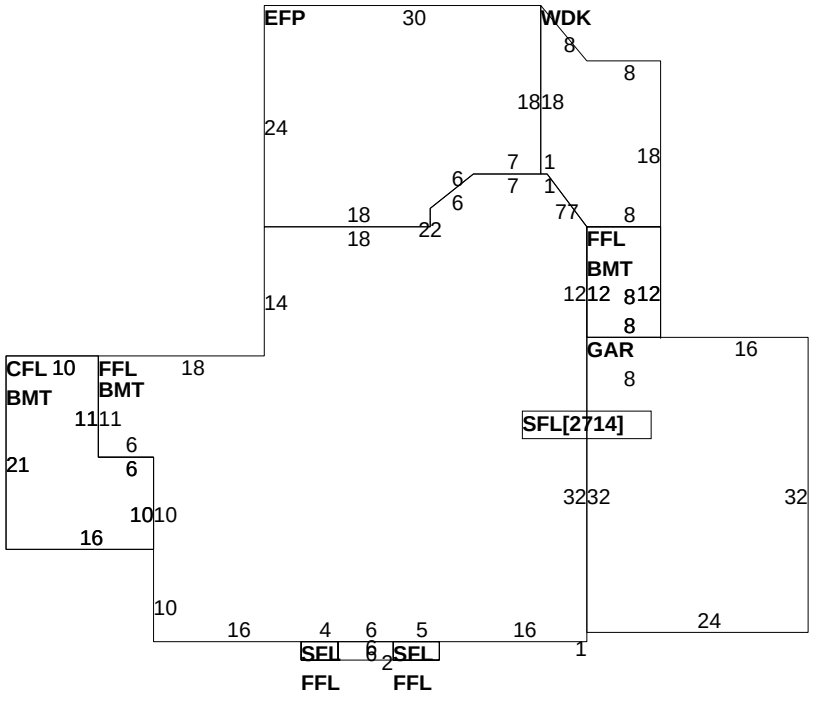
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| #Heat Sys | 1 | | |
| Central Vac | 0 | | |
| FBM Sqft | | | |
| Int vs Ext | S | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 85.93 |
| Replace Cost | 537,413 |
| 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 | 499,800 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 02 | SHED/FR | | | L | 288 | 7.48 | 2004 | G | | GD | 70 | 1,900 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 2,455 | | 17.19 | 42,192 |
| CFL | CATHEDRAL CE | 270 | 270 | | 88.48 | 23,889 |
| EFP | ENCL PORCH | 0 | 660 | | 25.78 | 17,014 |
| FFL | 1ST FLOOR | 2,203 | 2,203 | | 85.93 | 189,306 |
| GAR | GARAGE | 0 | 768 | | 34.35 | 26,381 |
| SFL | 2ND FLOOR | 2,744 | 2,744 | | 85.93 | 235,795 |
| WDK | WOOD DECK | 0 | 233 | | 12.17 | 2,836 |
| | Ttl. Gross Liv/Lease Area: | 5,217 | 9,333 | 6,254 | | 537,413 |