

Property Location: 271 PROSPECT ST
Vision ID: 2285

Account #2325

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/06/2018 17:51

CURRENT OWNER

ECKERS CHRISTOPHER M

271 PROSPECT ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

261,700

Appraised Value

163,200

96,800

1,700

261,700

Assessed Value

163,200

96,800

1,700

261,700

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

ECKERS CHRISTOPHER M

20960/ 415

11/20/2015

Q

1

231,500

00

DAMICO MARIA

17825/ 31

06/01/2009

U

1

248,000

SAFFORD,DEAN W

10246/ 506

04/17/1998

U

1

146,500

BERNARD KENNETH R +,

06428/ 213

03/26/1987

U

1

136,000

MCDONALD

05500/ 0428

09/16/1983

U

1

72,000

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

150,900

2017

101

148,300

2016

101

144,100

2018

101

96,800

2017

101

94,800

2016

101

91,600

2018

101

1,700

2017

101

1,700

2016

101

1,700

Total:

249,400

Total:

244,800

Total:

237,400

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

MG

NOTES

APPROAISED 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

163,200

0

1,700

96,800

0

261,700

C

0

261,700

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201702015

07/10/2017

62

SOLAR

22,400

11/30/2017

100

11/30/2017

201102915

01/17/2012

12

REROOF

5,500

0

INC SIDING

95

05/29/1998

9

ALTERATION

33,055

0

POOL A

66

01/01/1985

MN

Manual Note

0

0

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

11/30/2017

400

15

PERMIT VISIT

06/15/2012

317

15

PERMIT VISIT

02/10/2010

317

16

FIELDREV CHG

09/12/2003

274

3

MEAS+INSPCTD

03/18/1999

105

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RA

32,932 SF

2.74

1.1900

7

1.0000

1.00

MG

1.00

TRF1 190

.90

2.94

96,800

Total Card Land Units:

0.76 AC

Parcel Total Land Area:

0.76 AC

Total Land Value:

96,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	19		RANCH	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C+		AVG. (+)	FBM Sqft				
Stories	1.00		1 STORY	Int vs Ext	S		SAME	
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				Adj. Base Rate:				104.44
Interior Floor 1	3		HARDWOOD	Replace Cost				233,105
Interior Floor 2				AYB				1950
Heat Fuel	2		GAS	EYB				1988
Heat Type	1		FORCED H/A	Dep Code				GD
AC Type	03		FULL	Remodel Rating				
Bedrooms	2			Year Remodeled				
Full Baths	1			Dep %				30
Half Baths	1			Functional Obslnc				
Extra Fixtures	1			External Obslnc				
Total Rooms	5			Cost Trend Factor				1
Bath Style	G		GOOD	Condition				
Kitchen Style	G		GOOD	% Complete				
Kitchens	1			Overall % Cond				70
Extra Kitchens	0			Apprais Val				163,200
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12		CONCRETE	Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality				Cost to Cure Ovr Comment				
Fireplaces	1							

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	144	7.48	1975	A		AV	60	600
22	WOOD DK			L	166	9.20	2000	A		GD	70	1,100
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1988		1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,606		20.87	33,525	
FFL	1ST FLOOR	1,731	1,731		104.44	180,782	
GAR	GARAGE	0	400		41.78	16,710	
OFP	OPEN PORCH	0	90		10.44	940	
PAT	PATIO	0	225		5.11	1,149	
Ttl. Gross Liv/Lease Area:		1,731	4,052	2,232		233,105	

