

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																										
CALLAHAN JAMES D CALLAHAN THERESE M 95 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_381118_2849371												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	117900		117,900																					
												RES LAND		101	80200		80,200																					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14600		14,600																					
				SUPPLEMENTAL DATA																																		
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																														
Total														212,700		212,700																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																						
CALLAHAN JAMES D				03448	0303	08-19-1969	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
												2019	101	115,200	2018	101	105,500	2017	101	102,800																		
													101	77,800		101	76,000																					
													101	14,600		101	14,600																					
Total												207600		Total		197900		Total		193400																		
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																										
Year	Code	Description		Amount		Code	Description		YEAR		Amount											Comm Int																
Total				0.00																																		
ASSESSING NEIGHBORHOOD																																						
Nbhd		Nbhd Name		B		Tracing		Batch																														
0001						101		MA																														
NOTES																																						
												APPRAISED VALUE SUMMARY																										
												Appraised BLDG. Value (Card)										117,900																
												Appraised Xf (B) Value (Bldg)										0																
												Appraised Ob (B) Value (Bldg)										14,600																
												Appraised Land Value (Bldg)										80,200																
												Special Land Value										0																
												Total Appraised Parcel Value										212,700																
												Valuation Method										C																
												Adjustment																										
												Net Total Appraised Parcel Value										212,700																
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY																										
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result														
273		11-01-1989		MN	Manual Note		1,800								SHED		04-08-2016					317	14	INSPECTED														
98		04-01-1987		MN	Manual Note		3,500								ADDITION		01-22-2016					105	2	MEASURED														
																	10-07-2003					274	3	MEAS+INSPCTD														
																	05-26-1992					131	3	MEAS+INSPCTD														
																	04-11-1990					131	15	PERMIT VISIT														
																	03-18-1988					130	15	PERMIT VISIT														
LAND LINE VALUATION SECTION																																						
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value														
1	101	ONE FAM		RC				21,780	SF	4.09	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	3.68	80,200													
																		Total Card Land Units								0.500	AC	Parcel Total Land Area: 0.5000		Total Land Value								80,200

Property Location 95 PROSPECT ST
 Vision ID 1949 Account # 1985

Map ID 27/ 151/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 1:47:48 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	74.86	
Interior Floor 2	2	SOFTWOOD	RCN	168,459	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1760	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	117,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
32	BARN/LFT			L	473	19.55	1948	60	0.00	AV	A	1.00	5,500
04	GARAGE/L			L	484	30.48	1989	60	0.00	AV	A	1.00	8,900
40	LEAN-TO			L	56	5.75	1948	60	0.00	AV	G	1.25	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	664		18.64	12,378	
FFL	1ST FLOOR	1,194	1,194		93.07	111,127	
OFP	OPEN PORCH	0	70		9.31	651	
STG	STORAGE	0	16		34.90	558	
TQS	3/4 STORY	453	604		69.80	42,161	
WDK	WOOD DECK	0	122		12.97	1,582	
Ttl Gross Liv / Lease Area		1,647	2,670	1,810		168,459	

