Property Location 246 PROSPECT ST | Map ID 29/ 27/ 0/ / | Bldg Name | State Use 101
Vision ID 2251 | Account # 2291 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2019 2:34:19 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
LEWIS PAUL M				
LEWIS DIANA C	TOPO WET	EASEMENT	TRAFFIC	CORNER
246 PROSPECT ST	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_381663_2846618

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	216400	216,400
RES LAND	101	87200	87,200
RESIDNTL.	101	13400	13,400
	Total	317,000	317,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LEWIS PAUL M	07230	0411	08-01-1989	U	I	284,500	
BISHOP WILLIAM F III	05505	0523	09-28-1983	U	I	78,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	210,200	2018	101	189,700	2017	101	182,400
	101	84,800		101	84,800		101	82,800
	101	13,400		101	13,400		101	13,400
	Total	308400		Total	287900		Total	278600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	216,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,400
Appraised Land Value (Bldg)	87,200
Special Land Value	0
Total Appraised Parcel Value	317,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	317,000

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MA

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
295	09-20-2007	1	PORCH	35,000				
155	06-07-2007	42	REPAIRS	2,000		0		REPAIR FRONT AN

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
04-11-2018			333	3	MEAS+INSPCTD
01-23-2009			317	15	PERMIT VISIT
02-08-2008			317	15	PERMIT VISIT
09-09-2003			274	3	MEAS+INSPCTD
02-03-1992			131	3	MEAS+INSPCTD
09-09-1980			500	3	MEAS+INSPCTD

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	RA				40,000	SF	2.39	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.15	86,000
1	101	ONE FAM	RA				0.170	AC	7,000.00	1.000	0		1.00	MA	1.00			0			1.000	7,000.00	1,200
						Total Card Land Units	1.088	AC	Parcel Total Land Area:	1.0883												Total Land Value	87,200

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	2.50	2 1/2 STORIES
Foundation	3	MASONRY
Exterior Wall 1	2	CLAPBOARD
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	2	SOFTWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	5	STEAM
AC Type	01	NONE
Bedrooms	4	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	10	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

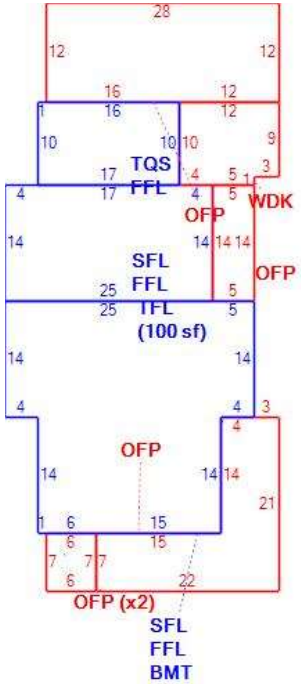
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	82.41
RCN	281,002
Net Other Adj	
Year Built	1890
Effective Year Built	1995
Depreciation Code	GV
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	77
RCNLD	216,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
03	GARAGE	OB	Outbuildi	L	480	28.18	1940	60	0.00	AV	A	1.00	8,100
03	GARAGE	OB	Outbuildi	L	312	28.18	1950	60	0.00	AV	A	1.00	5,300

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	728		20.27	14,758
FFL	1ST FLOOR	1,248	1,248		101.08	126,148
OFP	OPEN PORCH	0	742		10.08	7,480
SFL	2ND FLOOR	1,078	1,078		101.08	108,964
TFL	3RD FLOOR	100	100		90.97	9,097
TQS	3/4 STORY	128	170		76.11	12,938
WDK	WOOD DECK	0	117		13.82	1,617
	Ttl Gross Liv / Lease Area	2,554	4,183	2,780		281,002