Property Location 306 PROSPECT ST | Map ID 30/ 21/ 0/ / | Bldg Name | State Use 101
Vision ID 2675 | Account # 2721 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2019 3:41:30 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
PAGE VIRGINIA A HEIRS + DEV OF				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
306 PROSPECT ST				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

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#

GIS ID F_382504_2845601

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	106000	106,000
RES LAND	101	112800	112,800
Total		218,800	218,800

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PAGE VIRGINIA A HEIRS + DEV OF	05922	0355	10-18-1985	U	I	65,000	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	103,000	2018	101	85,900	2017	101	86,200
	101	110,000		101	110,000		101	108,000
	Total	213000		Total	195900		Total	194200

EXEMPTIONS

Year	Code	Description	Amount
		Total	500.00

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)	106,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	112,800
Special Land Value	0
Total Appraised Parcel Value	218,800
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	218,800

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MG

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
04-11-2018			333	2	MEASURED
04-07-2004			319	14	INSPECTED
03-18-2004			AO	22	MAILER SENT
09-12-2003			274	2	MEASURED
07-23-1992			131	14	INSPECTED
06-15-1992			131	1	LEFT NOTICE
09-04-1980			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	1.190	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	2.56	102,400
1	101	ONE FAM	RA				1.480	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000.00	10,400
						Total Card Land Units	2.398	AC	Parcel Total Land Area:	2.3983												Total Land Value	112,800

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.50	1 1/2 STORIES
Foundation	2	CONC BLOCK
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	5	LINO/VINYL
Heat Fuel	1	OIL
Heat Type	5	STEAM
AC Type	01	NONE
Bedrooms	2	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	5	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

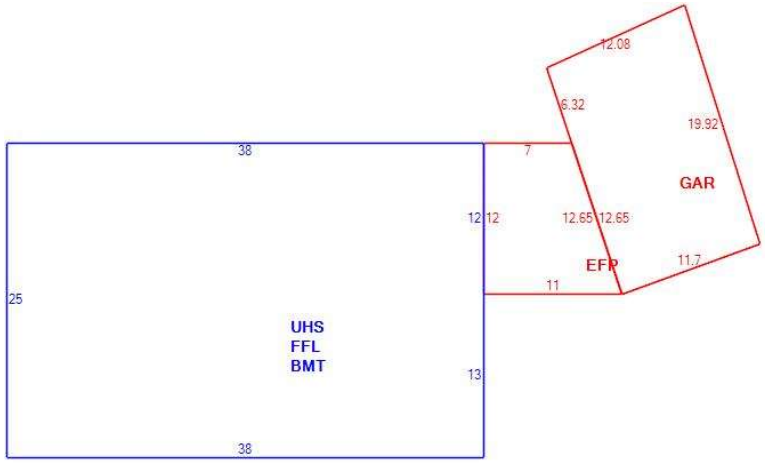
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	96.36
RCN	168,262
Net Other Adj	
Year Built	1950
Effective Year Built	1981
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	106,000
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	950		21.73	20,639
EFP	ENCL PORCH	0	108		32.19	3,476
FFL	1ST FLOOR	950	950		108.63	103,195
GAR	GARAGE	0	231		43.26	9,994
UHS	UNFIN HALF STORY	0	950		32.59	30,958
	Ttl Gross Liv / Lease Area	950	3,189	1,549		168,262