

Property Location		81 PROSPECT HILLS DR		Map ID		41/ 10/ 45/ /		Bldg Name		101		State Use		101	
Vision ID		3528		Account #		3584		Bldg #		1		Sec #		1 of 1	
												Card #		1 of 1	
														Print Date 12/19/2019 10:40:55	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FISHER WENDY C 81 PROSPECT HILLS DR EAST LONGMEADOW MA 01028 GIS ID F_384088_2844567		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDENTL.	101	397700	397,700		
						RES LAND	101	168000	168,000		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA				Total				565,700	565,700
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FISHER WENDY C		14968	0084	04-12-2005	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FISHER, RONALD C		12542	0017	09-03-2002	U	I	456,000		2019	101	386,700	2018	101	393,900
WOODARD, EDWARD I &		10776	0161	05-21-1999	U	I	355,000			101	163,200	2017	101	166,400
MELVIN, ROBERT R		BK10	0	12-04-1997	U	I	326,000							
RUGANI GARY J		BK-87	0	02-22-1994	U	V	72,000	1B						
									Total	549900	Total	557100	Total	539700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
NS			

NOTES			
SUB DIV #594			

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	
349	12-01-1993	MN	Manual Note	160,000				DWELLING	03-19-2018			333	2	MEASURED	
									01-25-2007			311	14	INSPECTED	
									10-08-2002			250	22	MAILER SENT	
									10-03-2002			274	2	MEASURED	
									12-27-1995			107	15	PERMIT VISIT	
									03-06-1995			107	15	PERMIT VISIT	
									02-10-1994			105	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	RAA				40,000	SF	2.39	1.750	2	LAND	1.00	NS	1.00		0	1.000	4.18	167,200	
1	101	ONE FAM	RAA				0.110	AC	7,000.00	1.000	0		1.00	NS	1.00		0	1.000	7,000.00	800	
Total Card Land Units							1.028	AC	Parcel Total Land Area:				1.0283	Total Land Value							168,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2	4	CARPET	Adj Base Rate	66.47	
Heat Fuel	2	GAS	RCN	432,299	
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	03	FULL	Year Built	1994	
Bedrooms	3		Effective Year Built	2010	
Full Baths	2		Depreciation Code	VG	
Half Baths	2		Remodel Rating		
Extra Fixtures	2		Year Remodeled		
Total Rooms	7		Depreciation %	8	
Bath Style	G	GOOD	Functional Obsol		
Half Bath Style	G	GOOD	External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	G	GOOD	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	92	
FBM Sqft			RCNLD	397,700	
FBM Quality			Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	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	2,179		19.50	42,480	
FFL	1ST FLOOR	2,179	2,179		97.43	212,301	
GAR	GARAGE	0	648		38.94	25,234	
OPF	OPEN PORCH	0	32		9.13	292	
SFL	2ND FLOOR	1,228	1,228		97.43	119,645	
UTQ	UNFIN TQS	0	648		43.90	28,450	
WDK	WOOD DECK	0	287		13.58	3,897	
Ttl Gross Liv / Lease Area		3,407	7,201	4,437		432,299	

