

Property Location

469 PROSPECT ST

Map ID

42/ 1/ 3/ /

Bldg Name

State Use

101

Vision ID

3538

Account #

3594

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:42:29

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
GERTSENZON GALINA 469 PROSPECT ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	191200	191,200													
						RES LAND	101	102700	102,700													
		DRAINAGE		VIEW	COMMUNITY																	
		SUPPLEMENTAL DATA				Total		293,900	293,900													
GIS ID F_383759_2842768 Mailed		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Assoc Pid#																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
GERTSENZON GALINA GERTSENZON GALINA, RICCI GINO L +,		19550	0371	11-19-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed								
		12473	0371	07-31-2002	U	I	226,000		2019	101	185,900	2018	101	174,100								
		04715	0280	01-10-1979	U	I	0			101	99,900		101	99,900								
								Total	285800	Total	274000	Total	267600									
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												APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)												
0001						101		MG		Appraised Xf (B) Value (Bldg)												
												Appraised Ob (B) Value (Bldg)										
												Appraised Land Value (Bldg)										
												Special Land Value										
												Total Appraised Parcel Value										
												Valuation Method										
												Adjustment										
												Net Total Appraised Parcel Value										
												293,900										
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								
12	01-10-2005	4	ADDITION	5,000				OC 5/18/2005	08-19-2019			334	2	MEASURED								
									12-20-2013			317	14	INSPECTED								
									12-06-2013			317	2	MEASURED								
									01-20-2006			311	15	PERMIT VISIT								
									01-20-2006			311	2	MEASURED								
									10-29-2002			274	3	MEAS+INSPCTD								
									02-27-1992			170	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	RAA				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	RAA				0.040 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000.00	300
Total Card Land Units							0.958 AC	Parcel Total Land Area:				0.9583	Total Land Value							102,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	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	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		87.34
Interior Floor 1	4	CARPET	RCN		248,278
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1979
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		77
Extra Kitchens	0		RCNLD		191,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	218		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	1,088		22.08	24,023	
EPF	ENCL PORCH	0	168		32.80	5,510	
FFL	1ST FLOOR	1,106	1,106		110.20	121,880	
GAR	GARAGE	0	528		44.04	23,252	
OPF	OPEN PORCH	0	56		11.81	661	
TQS	3/4 STORY	648	864		82.65	71,409	
WDK	WOOD DECK	0	100		15.43	1,543	
Ttl Gross Liv / Lease Area		1,754	3,910	2,253		248,278	

