

Property Location		15 PROSPECT HILLS DR		Map ID		42/ 14/ 56/ /		Bldg Name		State Use 101	
Vision ID		3542		Account #		3599		Bldg # 1		Print Date 12/19/2019 10:43:04	
Sec # 1 of 1		Card # 1 of 1									

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
EPSTEIN CHARLES D EPSTEIN LORIE A PO BOX 411 EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	410900	410,900		
						RES LAND	101	127100	127,100		
						RESIDNTL.	101	3400	3,400		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID		F_384122_2843216				Total		541,400	541,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
EPSTEIN CHARLES D FORASTIERE,DEBORAH J FORASTIERE,PETER A STEPHENS BARRY M + SHARON E, WARD JOSEPH E ETAL D/B/A		18176	0588	02-04-2010	U	I	635,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		11340	0105	09-18-2000	U	I	1		2019	101	400,900	2018	101	387,200	2017	101	368,600
		11030	0108	12-10-1999	U	I	473,205	101	123,500	101	123,500	101	125,500				
		08969	0018	10-14-1994	U	V	72,000	101	3,400	101	3,400	101	3,400				
		06972	0245	09-22-1988	U	I	1	1B									
		Total				527800	Total				514100	Total				497500	

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			
INFO AT DOOR WETLANDS MAP			

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	
201502835	11-02-2015	12	REROOF	23,000	05-20-2016	100	05-20-2016	MASTER BATH, HA DWELLING	05-20-2016			317	15	PERMIT VISIT	
144	05-27-2010	7	REMODEL	75,000					02-11-2011			317	16	FIELDREV CHG	
265	10-01-1994	MN	Manual Note	240,000					12-20-2010			317	15	PERMIT VISIT	
									10-02-2002			274	3	MEAS+INSPCTD	
									06-07-1996			107	4	INFO AT DOOR	
									03-06-1995			107	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	0.75	NS	1.00	WET3		0	1.000	3.14	125,600		
1	101	ONE FAM	RAA				0.420	AC	7,000.00	1.000	0		0.50	NS	1.00	WET4		0	1.000	3,500.00	1,500		
Total Card Land Units							1.338	AC	Parcel Total Land Area: 1.3383							Total Land Value							127,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#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	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	74.05	
Interior Floor 1	4	CARPET	RCN	446,634	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1994	
Heat Type	1	FORCED H/A	Effective Year Built	2010	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	8	
Extra Fixtures	4		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	V	VERY GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition	92	
Extra Kitchens	0		RCNLD	410,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1464		Dep Ovr Comment		
FBM Quality	4		Misc Imp Ovr		
Fireplaces	3		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
02	SHED/FR			L	120	7.48	1995	60	0.00	AV	A	1.00	500
14	SCRN HSE			L	121	14.95	2001	70	0.00	GD	A	1.00	1,300
19	PATIO			L	396	5.75	2001	70	0.00	GD	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,092		24.71	51,687
CFL	CATHEDRAL CE	1,316	1,316		127.32	167,550
FFL	1ST FLOOR	776	776		123.65	95,955
GAR	GARAGE	0	473		49.41	23,370
OPF	OPEN PORCH	0	21		11.78	247
SFL	2ND FLOOR	604	604		123.65	74,686
TQS	3/4 STORY	248	330		92.93	30,666
WDK	WOOD DECK	0	144		17.17	2,473
Ttl Gross Liv / Lease Area		2,944	5,756	3,612		446,634

