

Property Location
Vision ID

73 PROSPECT HILLS DR
3574

Account #
3631

Map ID
42/ 44/ 44/ /

Bldg #
1

Bldg Name
Sec #
1
of
1

Card #
1
of
1

State Use
101

Print Date
12/19/2019 10:48:08

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW						
MCCARTHY MICHAEL F MCCARTHY GRACE C 73 PROSPECT HILLS DR EAST LONGMEADOW MA 01028 GIS ID F_384122_2844426		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed							
										RESIDNTL.	101	526500	526,500							
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	169000	169,000							
										RESIDNTL.	101	10400	10,400							
										Total				705,900	705,900					
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#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MCCARTHY MICHAEL F G J R CONSTRUCTION INC MCCARTHY MICHAEL F + GRAC WARD JOSEPH E ETAL D/B/A WARD		09147	0281	06-01-1995	U	I	500,000	1					Year	Code	Assessed	Year	Code	Assessed		
		08951	0002	09-27-1994	U	V	68,000		2019	101	512,900	2018	101	521,700	2017	101	508,300			
		08315	0554	01-21-1993	U	V	68,000			101	164,200		101	164,200		101	167,400			
		06972	0245	09-22-1988	U	I	1	1B		101	10,400		101	10,400		101	10,400			
		0000	0000		U	0		Total				687500	Total	696300	Total	686100				
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																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0001						101		NS												
NOTES																				
SUB DIV #594 WALK OUT BMT																				
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						
201301390	04-17-2013	GEN	GENERATOR	6,000				POOL DWELLING	05-28-2013			317	15	PERMIT VISIT						
144	06-06-1995	MN	Manual Note	10,000					01-04-2013			317	2	MEASURED						
248	09-01-1994	MN	Manual Note	340,000					10-03-2002			274	3	MEAS+INSPCTD						
									04-01-1996			107	2	MEASURED						
									12-28-1995			107	15	PERMIT VISIT						
									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	1.00	NS	1.00			0	1.000	4.18	167,200
1	101	ONE FAM	RAA				0.260 AC	7,000.00	1.000	0		1.00	NS	1.00			0	1.000	7,000.00	1,800
Total Card Land Units							1.178 AC	Parcel Total Land Area: 1.1783							Total Land Value					169,000

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	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	6	STUCCO	Code	Description	Percentage
Exterior Wall 2	2	CLAPBOARD	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		63.09
Interior Floor 1	3	HARDWOOD	RCN		612,267
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1994
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	5		Year Remodeled		
Half Baths	1		Depreciation %		14
Extra Fixtures	5		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		86
Extra Kitchens	0		RCNLD		526,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1084		Dep Ovr Comment		
FBM Quality	2		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
11	POOL I-V	OB	Outbuildi	L	512	29.00	1995	70	0.00	GD	A	1.00	10,400
GEN	GENERATO		B		1	0.00	2004	86	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,709		19.76	53,533	
FFL	1ST FLOOR	2,709	2,709		98.77	267,564	
GAR	GARAGE	0	875		39.51	34,569	
HST	HALF STORY	350	700		49.38	34,569	
OPF	OPEN PORCH	0	71		9.74	691	
SFL	2ND FLOOR	2,103	2,103		98.77	207,711	
UHS	UNFIN HALF STORY	0	175		29.91	5,235	
WDK	WOOD DECK	0	605		13.88	8,395	
Ttl Gross Liv / Lease Area		5,162	9,947	6,199		612,267	

