

Property Location

54 PROSPECT HILLS DR

Map ID

42/ 47/ 49/ /

Bldg Name

State Use

101

Vision ID

3577

Account #

3634

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:48:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PLEVYAK MICHAEL P AULAKH SUDEEP K 54 PROSPECT HILLS DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	398800	398,800												
						RES LAND	101	169100	169,100												
						RESIDNTL.	101	1800	1,800												
		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_383813_2843992						Total				569,700	569,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
PLEVYAK MICHAEL P STURBRIDGE DEVELOPMENT LLC, BURKE,WILLIAM A III SULLIVAN HELEN S TRUSTEE,UNDER THE SULLIVAN JOHN M,		15624	0451	01-06-2006	U	V	179,000	1P	Year	Code	Assessed	Year	Code	Assessed							
		13733	0305	10-31-2003	U	V	260,000	1	2019	101	388,500	2018	101	394,000							
		13150	0487	04-30-2003	U	V	1,300,000	1		101	164,300		101	167,500							
		11157	0301	04-12-2000	U	V	1	1A		101	1,800		101	1,800							
		07482	0013	06-20-1990	U	V	250,000	1	Total		554600	Total		560100							
								Total		548500											
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount						Comm Int								
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 398,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,800 Appraised Land Value (Bldg) 169,100 Special Land Value 0 Total Appraised Parcel Value 569,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 569,700												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		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							
4	01-09-2006	2	DWELLING	450,000				SEE NOTES	03-19-2018			333	2	MEASURED							
									04-18-2008			317	14	INSPECTED							
									03-24-2008			250	11	ENTRY DENIED							
									03-21-2008			317	15	PERMIT VISIT							
									02-16-2007			311	2	MEASURED							
									02-16-2007			311	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				0.270 AC	7,000.00	1.000	0		1.00	NS	1.00			0		1.000	7,000.00	1,900
Total Card Land Units							1.188 AC	Parcel Total Land Area: 1.1883							Total Land Value					169,100	

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	8	BRICK VENR	Code	Description	Percentage
Exterior Wall 2	4	VINYL	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		69.19
Interior Floor 1	3	HARDWOOD	RCN		428,767
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2006
Heat Type	1	FORCED H/A	Effective Year Built		2011
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		7
Extra Fixtures	3		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		93
Extra Kitchens	0		RCNLD		398,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1512		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
19	PATIO			L	450	5.75	2007	70	0.00	GD	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,680		21.88	36,761	
BNT	BSMT ENTRY	0	48		4.56	219	
CFL	CATHEDRAL CE	140	140		112.53	15,755	
FFL	1ST FLOOR	1,540	1,540		109.41	168,487	
GAR	GARAGE	0	621		43.69	27,133	
HST	HALF STORY	216	431		54.83	23,632	
OFF	OPEN PORCH	0	42		10.42	438	
SFL	2ND FLOOR	1,300	1,300		109.41	142,229	
UHS	UNFIN HALF STORY	0	431		32.75	14,114	
Ttl Gross Liv / Lease Area		3,196	6,233	3,919		428,767	

