

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
QUESNEL GREGORY M QUESNEL MEGHAN K 91 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_381106_2849458												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	159600		159,600										
												RES LAND		101	92200		92,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400										
				SUPPLEMENTAL DATA								Total		252,200		252,200											
				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)											
QUESNEL GREGORY M ANDERSON MEGHAN K, O ROURKE,DEVIN MORGAN,BRUCE A & WEFERLING MARION M HEIRS +,				19407 0031		08-22-2012		U		I		100		1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				17257 0419		04-23-2008		U		I		229,000				2022		101	141,000	2021		101	135,400	2020		101	128,400
				13532 0190		08-21-2003		U		I		185,000						101	83,800			101	77,500			101	77,500
				10468 0529		09-30-1998		U		I		112,000						101	400			101	400			101	400
				02315 0515		06-11-1954		U		I		0															
														Total		225,200		Total		213,300		Total		206,300			
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				Tracing				Batch				APPRAISED VALUE SUMMARY													
0001						101				MA																	
NOTES																											
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			
201500084		01-13-2015		8	RENOVATION		11,850		04-24-2015		100		04-24-2015		REPLACE PLASTE		04-24-2015					317	15	PERMIT VISIT			
201200425		02-16-2012		1	PORCH		3,000				0				SUNROOM OVER E		06-05-2013					105	15	PERMIT VISIT			
188		06-30-2011		42	REPAIRS		3,835								FOUNDATION DUP		05-11-2012					317	15	PERMIT VISIT			
136		01-01-1986		MN	Manual Note										REMODEL		03-09-2012					317	15	PERMIT VISIT			
94		01-01-1983		MN	Manual Note										POOL-A		01-27-2012					317	16	FIELDREV CHG			
																	03-24-2004					250	22	MAILER SENT			
																	10-07-2003					274	2	MEASURED			
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		RC				13,676	SF	7.49		1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	6.74	92,200	
Total Card Land Units								0.31	AC	Parcel Total Land Area: 0.31								Total Land Value								92,200	

Property Location 91 PROSPECT ST
 Vision ID 1950 Account # 1986

Map ID 27/ 152/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 3:52:08 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		90.69
Interior Floor 1	3	HARDWOOD	RCN		227,987
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1910
Heat Type	5	STEAM	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		159,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	588		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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	80	7.48	2014	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	840		21.33	17,915	
EFB	ENCL PORCH	0	168		53.32	8,957	
FFL	1ST FLOOR	840	840		106.64	89,574	
OPF	OPEN PORCH	0	42		10.16	427	
SFL	2ND FLOOR	840	840		106.64	89,574	
UAT	UNFIN ATTC	0	840		21.33	17,915	
WDK	WOOD DECK	0	168		21.58	3,626	
Ttl Gross Liv / Lease Area		1,680	3,738			227,987	

