

Property Location

117 PROSPECT ST

Map ID

28/ 16/ 2/ /

Bldg Name

State Use

101

Vision ID

2086

Account #

2123

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:04:51

| CURRENT OWNER                                                                 |            | TOPO TYPE                                                                  | UTILITY           | STREET                                                          | LOCATION    | CURRENT ASSESSMENT |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1006<br>EAST LONGMEADOW |          |         |         |                |                  |                 |          |        |               |            |       |         |
|-------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------|-------------|--------------------|------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------|---------|---------|----------------|------------------|-----------------|----------|--------|---------------|------------|-------|---------|
| MAGDYCZ KEVIN P<br><br>117 PROSPECT ST<br><br>EAST LONGMEADOW MA 01028        |            |                                                                            |                   |                                                                 |             | Description        | Code       | Appraised                                                           | Assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
|                                                                               | TOPO WET   | EASEMENT                                                                   | TRAFFIC           | CORNER                                                          | RESIDNTL.   | 101                | 205400     | 205,400                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
|                                                                               |            |                                                                            |                   |                                                                 | RES LAND    | 101                | 113000     | 113,000                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
|                                                                               | DRAINAGE   |                                                                            | VIEW              | COMMUNITY                                                       | RESIDNTL.   | 101                | 900        | 900                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| SUPPLEMENTAL DATA                                                             |            |                                                                            |                   |                                                                 | Total       |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 319,300                 | 319,300  |         |         |                |                  |                 |          |        |               |            |       |         |
| GIS ID F_381084_2848911                                                       |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                   | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| RECORD OF OWNERSHIP                                                           |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U                                                             | V/I         | SALE PRICE         | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| MAGDYCZ KEVIN P<br>STEVENS RICHARD A,TRUSTEES<br>STEVENS FREDERIC A + EDNA R, |            | 19507                                                                      | 0497              | 10-22-2012                                                      | U           | I                  | 190,000    | 00                                                                  | Year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Code                    | Assessed | Year    | Code    | Assessed       | Year             | Code            | Assessed |        |               |            |       |         |
|                                                                               |            | 16919                                                                      | 0174              | 09-11-2007                                                      | U           | I                  | 1          | 1A                                                                  | 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 101                     | 188,000  | 2022    | 101     | 149,800        | 2021             | 101             | 143,400  |        |               |            |       |         |
|                                                                               |            | 05792                                                                      | 0309              | 04-11-1985                                                      | U           | I                  | 90         |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 101                     | 103,000  |         | 101     | 93,400         |                  | 101             | 86,600   |        |               |            |       |         |
|                                                                               |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 101                     | 500      |         | 101     | 500            |                  | 101             | 500      |        |               |            |       |         |
|                                                                               |            | Total                                                                      |                   |                                                                 |             |                    |            | Total                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 291,500                 | Total    |         | 243,700 | Total          |                  | 230,500         |          |        |               |            |       |         |
| EXEMPTIONS                                                                    |            |                                                                            | OTHER ASSESSMENTS |                                                                 |             |                    |            | This signature acknowledges a visit by a Data Collector or Assessor |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| Year                                                                          | Code       | Description                                                                | Amount            | Code                                                            | Description | YEAR               | Amount     |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 | Comm Int |        |               |            |       |         |
|                                                                               |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | <div>APPRAISED VALUE SUMMARY</div> <div>Appraised BLDG. Value (Card)</div> <div>205,400</div> <div>Appraised Xf (B) Value (Bldg)</div> <div>0</div> <div>Appraised Ob (B) Value (Bldg)</div> <div>900</div> <div>Appraised Land Value (Bldg)</div> <div>113,000</div> <div>Special Land Value</div> <div>0</div> <div>Total Appraised Parcel Value</div> <div>319,300</div> <div>Valuation Method</div> <div>C</div> <div>Adjustment</div> <div></div> <div>Net Total Appraised Parcel Value</div> <div>319,300</div> |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| Total                                                                         |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| ASSESSING NEIGHBORHOOD                                                        |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| Nbhd                                                                          |            | Nbhd Name                                                                  |                   | Tracing                                                         |             | Batch              |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| 0001                                                                          |            |                                                                            |                   | 101                                                             |             | MA                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| NOTES                                                                         |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| SUB DIV 978                                                                   |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                |                  |                 |          |        |               |            |       |         |
| 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 |                  |                 |          |        |               |            |       |         |
| 201502841                                                                     | 11-17-2015 | 25                                                                         | WINDOWS           | 3,095                                                           | 05-13-2016  | 100                | 05-13-2016 |                                                                     | 05-13-2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |          | 317     | 15      | PERMIT VISIT   |                  |                 |          |        |               |            |       |         |
| 291                                                                           | 09-01-1987 | MN                                                                         | Manual Note       | 3,000                                                           |             |                    |            | ADDITION                                                            | 11-06-2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |          | 317     | 2       | MEASURED       |                  |                 |          |        |               |            |       |         |
| 180                                                                           | 01-01-1985 | MN                                                                         | Manual Note       |                                                                 |             |                    |            | ADDITION                                                            | 09-23-2003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |          | 274     | 3       | MEAS+INSPCTD   |                  |                 |          |        |               |            |       |         |
|                                                                               |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | 04-04-1992                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |          | 170     | 3       | MEAS+INSPCTD   |                  |                 |          |        |               |            |       |         |
|                                                                               |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | 03-18-1988                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |          | 130     | 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                                                                    | RC                |                                                                 |             |                    | 40,000 SF  | 3.12                                                                | 1.000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 5                       | LAND     | 1.00    | MA      | 1.00           |                  |                 | 0        | TRF2   | 0.9           | 1.000      | 2.81  | 112,400 |
| 1                                                                             | 101        | ONE FAM                                                                    | RC                |                                                                 |             |                    | 0.080 AC   | 7,000.00                                                            | 1.000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0                       |          | 1.00    | MA      | 1.00           |                  |                 | 0        |        |               | 1.000      | 7,000 | 600     |
| Total Card Land Units                                                         |            |                                                                            |                   |                                                                 |             |                    | 1.00 AC    | Parcel Total Land Area: 1.00                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                | Total Land Value |                 |          |        |               | 113,000    |       |         |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 06   | COLONIAL    | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     | 1           |             |
| Grade               | C    | AVERAGE     | #Heat Sys                       | 1.00        |             |
| Stories             | 2.00 | 2 STORY     | Units                           | 1           |             |
| Foundation          | 2    | CONC BLOCK  | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL       | Code                            | Description |             |
| Exterior Wall 2     |      |             | 101                             | ONE FAM     |             |
| Roof Structure      | 1    | GABLE       | Percentage                      |             | 100         |
| Roof Cover          | 1    | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 2    | PLASTER     |                                 |             | 0           |
| Interior Wall 2     |      |             | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 3    | HARDWOOD    | Adj Base Rate                   | 113.02      |             |
| Interior Floor 2    | 4    | CARPET      | RCN                             | 354,083     |             |
| Heat Fuel           | 2    | GAS         | Net Other Adj                   |             |             |
| Heat Type           | 3    | FORCED H/W  | Year Built                      | 1946        |             |
| AC Type             | 01   | NONE        | Effective Year Built            | 1984        |             |
| Bedrooms            | 4    |             | Depreciation Code               | AG          |             |
| Full Baths          | 2    |             | Remodel Rating                  |             |             |
| Half Baths          | 0    |             | Year Remodeled                  |             |             |
| Extra Fixtures      | 0    |             | Depreciation %                  | 37          |             |
| Total Rooms         | 8    |             | Functional Obsol                | 5           |             |
| Bath Style          | A    | AVERAGE     | External Obsol                  |             |             |
| Half Bath Style     |      |             | Cost Trend Factor               | 1           |             |
| Kitchens            | 1    |             | Condition                       |             |             |
| Kitchen Style       | A    | AVERAGE     | % Complete                      |             |             |
| Extra Kitchens      | 0    |             | Overall % Condition             | 58          |             |
| Extra Kitchen St    |      |             | RCNLD                           | 205,400     |             |
| FBM Sqft            | 219  |             | Dep % Ovr                       |             |             |
| FBM Quality         | 1    |             | Dep Ovr Comment                 |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr                    |             |             |
| WS Flues            | 1    |             | Misc Imp Ovr Comment            |             |             |
| Central Vac         | 0    | NO          | Cost to Cure Ovr                |             |             |
| Frame               | 1    | WOOD        | Cost to Cure Ovr Comment        |             |             |

| 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   | 12.00      | 2004   | 60 | 0.00 | AV   | A   | 1.00 | 900        |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
| BMT                               | BASEMENT    | 0      | 1,412 |          | 24.64     | 34,791         |
| EFB                               | ENCL PORCH  | 0      | 262   |          | 61.69     | 16,162         |
| FFL                               | 1ST FLOOR   | 1,512  | 1,512 |          | 123.37    | 186,541        |
| GAR                               | GARAGE      | 0      | 496   |          | 49.25     | 24,428         |
| SFL                               | 2ND FLOOR   | 672    | 672   |          | 123.37    | 82,907         |
| STG                               | STORAGE     | 0      | 168   |          | 49.20     | 8,266          |
| WDK                               | WOOD DECK   | 0      | 40    |          | 24.67     | 987            |
| Ttl Gross Liv / Lease Area        |             | 2,184  | 4,562 |          |           | 354,083        |

