

Property Location

198 PROSPECT ST

Map ID

28/ 99/ 0/ /

Bldg Name

State Use

101

Vision ID

2178

Account #

2215

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:20:04

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW															
KENT DAVID J KENT JOYCE M 198 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_381833_2847542		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																	
										RESIDNTL.		101		310700		310,700																	
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		147700		147,700																	
										RESIDNTL.		101		11600		11,600																	
		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#																											
										Total		470,000		470,000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
KENT DAVID J				04616 0082		06-29-1978		U		I		0		0		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																2023		101		285,000		2022		101		255,000		2021		101		244,400	
																		101		137,700				101		128,100				101		121,300	
																		101		9,600				101		9,600				101		9,600	
												Total		432,300		Total		392,700		Total		375,300											
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																													
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY															
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)														310,700			
0001								101				MA				Appraised Xf (B) Value (Bldg)														0			
																		Appraised Ob (B) Value (Bldg)														11,600	
																		Appraised Land Value (Bldg)														147,700	
																		Special Land Value														0	
																		Total Appraised Parcel Value														470,000	
																		Valuation Method														C	
																		Adjustment															
																		Net Total Appraised Parcel Value														470,000	
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					
107		05-28-1997		MN		Manual Note		10,500								REROOF		04-11-2018						333		3		MEAS+INSPCTD					
																		05-11-2004						250		11		ENTRY DENIED					
																		03-18-2004						250		22		MAILER SENT					
																		09-26-2003						274		2		MEASURED					
																		06-15-1992						131		1		LEFT NOTICE					
																		08-19-1980						500		3		MEAS+INSPCTD					
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	RA				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	RA				5.040 AC	7,000.00	1.000	0		1.00	MA	1.00			0			1.000	7,000	35,300											
Total Card Land Units							5.96 AC	Parcel Total Land Area:							5.96	Total Land Value										147,700							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	92.04	
Interior Floor 2	3	HARDWOOD	RCN	493,166	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1914	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	5		Depreciation Code	AG	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	10		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	310,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	3		Misc Imp Ovr		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	540	32.00	1940	50	0.00	FR	A	1.00	8,600
02	SHED/FR			L	348	12.00	1965	50	0.00	FR	A	1.00	2,100
40	LEAN-TO			L	232	8.00	1965	50	0.00	FR	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,799		22.41	40,313	
EFB	ENCL PORCH	0	247		56.22	13,886	
FFL	1ST FLOOR	1,799	1,799		111.98	201,455	
OPF	OPEN PORCH	0	62		10.84	672	
SFL	2ND FLOOR	1,799	1,799		111.98	201,455	
UAT	UNFIN ATTC	0	1,578		22.42	35,386	
Ttl Gross Liv / Lease Area		3,598	7,284			493,166	

