

Property Location

165 PROSPECT ST

Map ID

28A/ 32/ 106/ /

Bldg Name

State Use

101

Vision ID

2204

Account #

2241

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:23:58

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
WINNING RICHARD WINNING SAMANTHA 165 PROSPECT ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	242000	242,000												
						RES LAND	101	101500	101,500												
						RESIDNTL.	101	900	900												
		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_381287_2848076						Total				344,400	344,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
WINNING RICHARD SIMS JAMES K JR TURER COREY + WENDY, DALESSIO NANCY A		22603	0488	03-29-2019	Q	I	225,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		13687	0584	10-14-2003	U	I	235,000		2023	101	222,100	2022	101	196,500	2021	101	188,300				
		09757	0494	01-31-1997	U	I	125,500			101	92,200		101	83,900		101	77,700				
		05601	0231	04-27-1984	U	I	98,500			101	900		101	800		101	800				
		Total						Total		315,200	Total		281,200	Total		266,800					
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) 242,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 101,500 Special Land Value 0 Total Appraised Parcel Value 344,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 344,400												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
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							
202201112	03-31-2022	11	POOL	8,500	05-19-2022	100	05-19-2022	REPLC POOL TO P	05-22-2020			400	15	PERMIT VISIT							
202103193	11-10-2021	21	SIDING	19,000	06-13-2022	100	06-13-2022	VINYL SIDING	02-28-2018			333	15	PERMIT VISIT							
201902969	10-01-2019	18	CHIMNEY	5,850	05-22-2020	100	12-09-2019		06-17-2016			317	15	PERMIT VISIT							
201703088	12-13-2017	7	REMODEL	7,000	02-28-2018	100	02-28-2018	KITCHEN	01-20-2012			317	16	FIELDREV CHG							
201502304	07-30-2015	25	WINDOWS	19,000	06-17-2016	100	06-17-2016	INC 2 DOORS	04-23-2004			317	14	INSPECTED							
5	01-13-1997	MN	Manual Note					WDSTOVE	03-12-2004			311	1	LEFT NOTICE							
									07-13-1998			232	14	INSPECTED							
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				13,849 SF	8.14	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	7.33	101,500
Total Card Land Units							0.32	AC	Parcel Total Land Area: 0.32							Total Land Value					101,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	Percentage
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	2	SOFTWOOD	Adj Base Rate		114.97
Interior Floor 2			RCN		345,718
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1750
AC Type	03	FULL	Effective Year Built		1991
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		242,000
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
07	POOL A-C	OB	Outbuildi	L	18	69.00	2022	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		25.72	24,078	
EFP	ENCL PORCH	0	168		64.38	10,816	
FFL	1ST FLOOR	1,076	1,076		128.76	138,545	
GAR	GARAGE	0	180		51.50	9,271	
OPF	OPEN PORCH	0	70		12.88	901	
PAT	PATIO	0	464		6.38	2,961	
SFL	2ND FLOOR	936	936		128.76	120,518	
UAT	UNFIN ATTC	0	1,076		25.73	27,683	
WDK	WOOD DECK	0	427		25.63	10,945	
Ttl Gross Liv / Lease Area		2,012	5,333			345,718	

