

State Use 101
Print Date 11/13/2023 10:28:30

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																										
HUNTER REID 235 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_381319_2846759 Mailed												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		193700		193,700																				
												RES LAND		101		103700		103,700																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1400		1,400																				
				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		298,800		298,800																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																						
HUNTER REID HUNTER DEBRA JANE HUNTER JAMES E + DEBRA JANE, GUSTAFSON				21027		0360		01-14-2016		U		I		200,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed				
				10962		0258		10-14-1999		U		I		1		1		2023		101		177,900		2022		101		159,500		2021		101		153,000				
				06742		0593		01-29-1988		U		I		155,900				101		94,100				101		85,500				101		79,300						
				05429		0458		05-02-1983		U		I		74,000				101		900				101		900				101		900						
				Total														Total		272,900		Total		245,900		Total		233,200										
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																																						
Nbhd				Nbhd Name				Tracing				Batch																										
0001								101				MA																										
NOTES																																						
																		Appraised BLDG. Value (Card)										193,700										
																		Appraised Xf (B) Value (Bldg)										0										
																		Appraised Ob (B) Value (Bldg)										1,400										
																		Appraised Land Value (Bldg)										103,700										
																		Special Land Value										0										
																		Total Appraised Parcel Value										298,800										
																		Valuation Method										C										
																		Adjustment																				
																		Net Total Appraised Parcel Value										298,800										
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										
185		08-12-1998		5		DEMOLITION		500								POOL DEMO		04-11-2018						333		2		MEASURED										
239		09-01-1989		MN		Manual Note		1,900								DECK		04-06-2004						319		14		INSPECTED										
																		03-17-2004						AO		22		MAILER SENT										
																		09-09-2003						274		2		MEASURED										
																		03-23-1999						200		15		PERMIT VISIT										
																		02-10-1999						247		15		PERMIT VISIT										
																		04-20-1992						131		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				18,750 SF		6.14	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	5.53		103,700												
Total Card Land Units															0.43 AC		Parcel Total Land Area: 0.43										Total Land Value										103,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		125.74
Interior Floor 1	4	CARPET	RCN		307,528
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1941
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		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		63
Extra Kitchens	0		RCNLD		193,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	426		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		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	192	12.00	1998	60	0.00	AV	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	851		30.93	26,324	
FFL	1ST FLOOR	995	995		154.85	154,074	
GAR	GARAGE	0	240		61.94	14,865	
TQS	3/4 STORY	638	851		116.09	98,793	
WDK	WOOD DECK	0	436		30.90	13,472	
Ttl Gross Liv / Lease Area		1,633	3,373			307,528	

