

Property Location

278 PROSPECT ST

Map ID

29/ 52/ 0/ /

Bldg Name

State Use

101

Vision ID

2282

Account #

2322

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:35:51

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
CARANDO STEVEN A 278 PROSPECT ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	182400	182,400		
						RES LAND	101	143800	143,800		
						RESIDNTL.	101	10100	10,100		
		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_381909_2846017						Total				336,300	336,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARANDO STEVEN A SHIMEL LINDA S BRACHT LINDA S, ORCUTT LINDA S + CHRZAN		20279	0575	05-14-2014	Q	I	219,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		15399	0535	10-05-2005	U	I	1	1A	2023	101	167,000	2022	101	148,000	2021	101	141,900
		08162	0325	09-08-1992	U	I	1	1	101	131,800	101	119,400	101	111,400			
		05988	0203	01-13-1986	U	I	93,300	101	8,000	101	8,000						
		03173	0344	03-10-1966	U	I	0		Total		306,800	Total		275,400	Total		261,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 182,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 10,100 Appraised Land Value (Bldg) 143,800 Special Land Value 0 Total Appraised Parcel Value 336,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 336,300		
Year	Code	Description	Amount	Code	Description	YEAR	Amount			Comm Int
Total										

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name		Tracing		Batch
0001			101		MG

NOTES									
NO INSULATION									

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
201400371 214	02-19-2014 01-01-1986	20 MN	WOOD STOVE Manual Note	0	05-09-2014	100	05-09-2014	NO NEW FLUE ADDITION	05-09-2014 06-03-2004 03-18-2004 09-12-2003 07-20-1992 06-15-1992 09-02-1980			317 319 250 274 131 131 500	15 14 22 2 14 1 3	PERMIT VISIT INSPECTED MAILER SENT MEASURED INSPECTED LEFT NOTICE 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	1.200	7	LAND	1.00	MG	1.00	CORRECT TO		0	TRF1	0.9	1.000	3.37	134,800	
1	101	ONE FAM	RA				1.280 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	9,000	
Total Card Land Units							2.20 AC	Parcel Total Land Area:							2.20	Total Land Value							143,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 Story	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
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	1	DRYWALL	Adj Base Rate	100.03	
Interior Floor 1	3	HARDWOOD	RCN	260,580	
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1880	
Heat Type	1	FORCED H/A	Effective Year Built	1991	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	70	
Extra Kitchens	0		RCNLD	182,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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
31	BARN			L	900	20.00	1935	50	0.00	FR	A	1.00	9,000
19	PATIO			L	224	8.00	1985	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	432		24.18	10,447	
EFB	ENCL PORCH	0	30		60.74	1,822	
FFL	1ST FLOOR	1,190	1,190		121.48	144,564	
OPF	OPEN PORCH	0	135		12.60	1,701	
SFL	2ND FLOOR	828	828		121.48	100,588	
WDK	WOOD DECK	0	60		24.30	1,458	
Ttl Gross Liv / Lease Area		2,018	2,675			260,580	

