

Property Location
Vision ID

15 PROSPECT HILLS DR
3542

Account #
3599

Map ID
42/ 14/ 56/ /

Bldg #
1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/14/2023 2:03:48 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
EPSTEIN CHARLES D EPSTEIN LORIE A PO BOX 411 EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	523100	523,100											
						RES LAND	101	146700	146,700											
						RESIDNTL.	101	4800	4,800											
		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_384122_2843216						Total		674,600	674,600											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
EPSTEIN CHARLES D FORASTIERE,DEBORAH J FORASTIERE,PETER A STEPHENS BARRY M + SHARON E, WARD JOSEPH E ETAL D/B/A		18176	0588	02-04-2010	U	I	635,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		11340	0105	09-18-2000	U	I	1		2023	101	489,400	2022	101	442,600	2021	101	426,200			
		11030	0108	12-10-1999	U	I	473,205	101	133,500	101	137,100	101	127,100							
		08969	0018	10-14-1994	U	V	72,000	101	3,400	101	3,400	101	3,400							
		06972	0245	09-22-1988	U	I	1	1B												
		Total						626,300		Total		583,100		Total		556,700				
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) 523,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,800 Appraised Land Value (Bldg) 146,700 Special Land Value 0 Total Appraised Parcel Value 674,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 674,600											
Total																				
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		Tracing		Batch														
0001				101		NS														
NOTES																				
INFO AT DOOR WETLANDS MAP																				
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						
201502835	11-02-2015	12	REROOF	23,000	05-20-2016	100	05-20-2016	MASTER BATH, HA DWELLING	05-20-2016			317	15	PERMIT VISIT						
144	05-27-2010	7	REMODEL	75,000					02-11-2011			317	16	FIELDREV CHG						
265	10-01-1994	MN	Manual Note	240,000					12-20-2010			317	15	PERMIT VISIT						
									10-02-2002			274	3	MEAS+INSPCTD						
									06-07-1996			107	4	INFO AT DOOR						
									03-06-1995			107	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	RAA				40,000 SF	3.12	1.550	2	LAND	0.75	NS	1.00	WET3		0	1.000	3.63	145,200
1	101	ONE FAM	RAA				0.420 AC	7,000.00	1.000	0		0.50	NS	1.00	WET4		0	1.000	3,500	1,500
Total Card Land Units							1.34 AC	Parcel Total Land Area: 1.34							Total Land Value				146,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	102.23	
Interior Floor 1	4	CARPET	RCN	581,170	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1994	
Heat Type	1	FORCED H/A	Effective Year Built	2011	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	10	
Extra Fixtures	4		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	V	VERY GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition	90	
Extra Kitchens	0		RCNLD	523,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1464		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	3		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	120	12.00	1995	60	0.00	AV	A	1.00	900
14	SCRN HSE			L	121	20.00	2001	70	0.00	GD	A	1.00	1,700
19	PATIO			L	396	8.00	2001	70	0.00	GD	A	1.00	2,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,092		32.07	67,089	
CFL	CATHEDRAL CE	1,316	1,316		165.26	217,477	
FFL	1ST FLOOR	776	776		160.50	124,548	
GAR	GARAGE	0	473		64.13	30,334	
OPF	OPEN PORCH	0	21		15.29	321	
SFL	2ND FLOOR	604	604		160.50	96,942	
TQS	3/4 STORY	248	330		120.62	39,804	
WDK	WOOD DECK	0	144		32.32	4,654	
Ttl Gross Liv / Lease Area		2,944	5,756			581,170	

