

Property Location		73 PROSPECT HILLS DR		Map ID		42/ 44/ 1		Bldg Name		State Use 101	
Vision ID		3574		Account #		3631		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 2:09:16 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
MCCARTHY MICHAEL F MCCARTHY GRACE C 73 PROSPECT HILLS DR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	670600	670,600															
					RES LAND	101	195400	195,400															
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	10400	10,400															
SUPPLEMENTAL DATA						Total				876,400	876,400												
GIS ID		F_384122_2844426		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
MCCARTHY MICHAEL F		09147	0281	06-01-1995	U	I	500,000	1	Year	Code	Assessed	Year	Code	Assessed									
G J R CONSTRUCTION INC		08951	0002	09-27-1994	U	V	68,000	1B	2023	101	632,600	2022	101	569,900									
MCCARTHY MICHAEL F + GRAC		08315	0554	01-21-1993	U	V	68,000			101	177,800		101	182,600									
WARD JOSEPH E ETAL D/B/A		06972	0245	09-22-1988	U	I	1			101	10,400		101	10,400									
WARD		00000	0000		U		0		Total	820,800	Total	762,900	Total	726,800									
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount	Code	Description	YEAR	Amount	Comm Int														
Total																							
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)				670,600											
0001				101		NS		Appraised Xf (B) Value (Bldg)				0											
NOTES SUB DIV #594 WALK OUT BMT										Appraised Ob (B) Value (Bldg)				10,400									
										Appraised Land Value (Bldg)				195,400									
										Special Land Value				0									
										Total Appraised Parcel Value				876,400									
										Valuation Method				C									
										Adjustment													
										Net Total Appraised Parcel Value				876,400									
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									
201301390	04-17-2013	GEN	GENERATOR	6,000				POOL DWELLING	05-28-2013			317	15	PERMIT VISIT									
144	06-06-1995	MN	Manual Note	10,000					01-04-2013				317	2	MEASURED								
248	09-01-1994	MN	Manual Note	340,000					10-03-2002				274	3	MEAS+INSPCTD								
									04-01-1996				107	2	MEASURED								
									12-28-1995			107	15	PERMIT VISIT									
									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	1.00	NS	1.00			0		1.000	4.84	193,600		
1	101	ONE FAM	RAA				0.260 AC	7,000.00	1.000	0		1.00	NS	1.00			0		1.000	7,000	1,800		
Total Card Land Units							1.18 AC	Parcel Total Land Area:							1.18	Total Land Value							195,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	6	STUCCO	Code	Description	
Exterior Wall 2	2	CLAPBOARD	101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	87.20	
Interior Floor 2	4	CARPET	RCN	807,962	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	5		Depreciation Code	GD	
Full Baths	5		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	5		Depreciation %	17	
Total Rooms	11		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	670,600	
FBM Sqft	1084		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	3		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	512	29.00	1995	70	0.00	GD	A	1.00	10,400
GEN	GENERATO		B		1	0.00	2004	83	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,709		25.93	70,235	
FFL	1ST FLOOR	2,709	2,709		129.58	351,045	
GAR	GARAGE	0	875		51.83	45,355	
HST	HALF STORY	350	700		64.79	45,355	
OPF	OPEN PORCH	0	71		12.78	907	
SFL	2ND FLOOR	2,103	2,103		129.58	272,517	
UHS	UNFIN HALF STORY	0	175		39.25	6,868	
WDK	WOOD DECK	0	605		25.92	15,680	
Ttl Gross Liv / Lease Area		5,162	9,947			807,962	

