

Property Location

480 PROSPECT ST

Map ID

43/ 18/ 0/ /

Bldg Name

State Use

101

Vision ID

3595

Account #

3652

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 2:12:52 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
VALENTINO DIANE M TR VALENTINO STEVEN J JR TR 480 PROSPECT ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	472900	472,900													
						RES LAND	101	139100	139,100													
						RESIDNTL.	101	72400	72,400													
		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_384173_2842741						Total		684,400	684,400													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
VALENTINO DIANE M TR VALENTINO DIANE M FERRARA FRANK L TRUSTEE , FERRARA ANN E, HEIRS & DEVISEES OF FERRARA		20334	0538	06-30-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed								
		19045	0475	12-20-2011	U	I	325,000	1A	2023	101	434,400	2022	101	396,300								
		16210	0137	09-25-2006	U	I	100	1A		101	127,100		101	114,700								
		06997	0184	10-20-1988	U	I	1	1A		101	60,800		101	58,200								
		03799	0082	05-10-1973	U	I	0		Total		622,300	Total		569,200								
								Total		545,000												
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) 472,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 72,400 Appraised Land Value (Bldg) 139,100 Special Land Value 0 Total Appraised Parcel Value 684,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 684,400													
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MG																
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								
202202685	09-07-2022	12	REROOF	10,000	06-20-2023	0	06-20-2023	NVC	06-20-2023			425	15	PERMIT VISIT								
202001577	05-14-2020	11	POOL	37,500	06-29-2020	100	06-29-2020	20X40 INGROUND	06-29-2020			334	15	PERMIT VISIT								
140	06-04-2004	12	REROOF	10,500				NVC	08-19-2019			334	2	MEASURED								
									02-03-2012			317	14	INSPECTED								
									01-06-2012			317	2	MEASURED								
									01-05-2005			311	15	PERMIT VISIT								
									10-08-2002			250	22	MAILER SENT								
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	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.37	134,800
1	101	ONE FAM	RAA				0.620 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	4,300
Total Card Land Units							1.54	AC	Parcel Total Land Area: 1.54							Total Land Value					139,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	3	GAMBREL			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	91.95	
Interior Floor 2	3	HARDWOOD	RCN	563,030	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1975	
AC Type	03	FULL	Effective Year Built	2005	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %	16	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	84	
Extra Kitchen St			RCNLD	472,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	3		Misc Imp Ovr		
WS Flues	1		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
32	BARN/LFT			L	1,82	25.00	1970	85	0.00	VG	G	1.25	48,500
11	POOL I-V	OB	Outbuildi	L	800	29.00	2020	70	0.00	GD	G	1.25	20,300
19	PATIO			L	512	8.00	2020	70	0.00	GD	G	1.25	3,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,804		25.43	71,300	
FFL	1ST FLOOR	2,804	2,804		127.09	356,374	
OFP	OPEN PORCH	0	50		12.71	635	
OSP	SCRN PORCH	0	200		19.06	3,813	
PAT	PATIO	0	1,146		6.32	7,244	
UAT	UNFIN ATTC	0	1,322		25.38	33,553	
UFL	UNFIN UPPR FLOOR	0	1,094		76.21	83,374	
WDK	WOOD DECK	0	264		25.52	6,736	
Ttl Gross Liv / Lease Area		2,804	9,684			563,030	

