

Property Location

540 PROSPECT ST

Map ID

43/ 48/ 2/ /

Bldg Name

State Use

101

Vision ID

6169

Account #

6252

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:14:04

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BAUMAN LARRY M BRAVERMAN PAULA K 540 PROSPECT ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	811500	811,500		
						RES LAND	101	151500	151,500		
						RESIDNTL.	101	2600	2,600		
		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_385051_2841791						Total		965,600	965,600		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BAUMAN LARRY M LAPLANTE RAYMOND E LAPLANTE RAYMOND E & LAPLANTE, RAYMOND E		21758	0272	07-10-2017	Q	I	752,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		10622	0026	01-25-1999	U	I	1	1A	2023	101	744,600	2022	101	635,600	2021	101	609,300
		10286	0093	05-15-1998	U	I	1	1A		101	139,500		101	127,100		101	119,100
		00000	0000		U		0			101	1,900		101	1,900		101	1,900
								Total	886,000		Total	764,600		Total	730,300		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 811,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,600 Appraised Land Value (Bldg) 151,500 Special Land Value 0 Total Appraised Parcel Value 965,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 965,600		
Year	Code	Description	Amount	Code	Description	YEAR	Amount			Comm Int
Total										

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name		Tracing		Batch
0001			101		MG

NOTES															
SUB DIV #818															

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	
202101689	05-05-2021	7	REMODEL	85,600	06-20-2022	100	01-31-2022	MSTR BTH	06-20-2022		1	334	15	PERMIT VISIT	
201901920	05-24-2019	14	MIN ALT	19,400	06-13-2019	100	06-13-2019	REPLACE FRONT D	06-13-2019			400	15	PERMIT VISIT	
201802329	07-11-2018	25	WINDOWS	37,500	06-13-2019	100	06-13-2019	INC PORCH SLIDE	02-09-2018			400	14	INSPECTED	
335	12-10-2002	4	ADDITION	4,000				ADDITION OF 5X9 T	12-09-2011			317	15	PERMIT VISIT	
19	02-19-1998	2	DWELLING	300,000					03-11-2003			274	15	PERMIT VISIT	
									10-17-2002			274	14	INSPECTED	
									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	GDVW		0	TRF1	0.9	1.000	3.37	134,800
1	101	ONE FAM	RAA				2.380 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	16,700
Total Card Land Units							3.30 AC	Parcel Total Land Area: 3.30							Total Land Value							151,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A	VERY 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	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	88.84	
Interior Floor 1	3	HARDWOOD	RCN	882,030	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1998	
Heat Type	1	FORCED H/A	Effective Year Built	2013	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	2		Depreciation %	8	
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	92	
Extra Kitchens	0		RCNLD	811,500	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		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
19	PATIO			L	375	8.00	2001	70	0.00	GD	G	1.25	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,241		32.22	72,213	
FFL	1ST FLOOR	2,517	2,517		161.19	405,714	
GAR	GARAGE	0	784		64.56	50,614	
OFP	OPEN PORCH	0	145		16.67	2,418	
OSP	SCRN PORCH	0	168		23.99	4,030	
TQS	3/4 STORY	2,153	2,871		120.88	347,041	
Ttl Gross Liv / Lease Area		4,670	8,726			882,030	

