

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CALLAHAN JAMES D LE CALLAHAN THERESE M LE 95 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_381118_2849371										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	174800		174,800													
												RES LAND	101	105000		105,000													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.	101	17900		17,900													
				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#																					
				Total										297,700		297,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
CALLAHAN JAMES D LE CALLAHAN JAMES D				25205 03448	0111 0303	10-26-2023 08-19-1969	U U	I I	100 0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
											2024	101	161,000	2023	101	147,200	2022	101	130,300										
												101	105,000		101	95,200		101	86,700										
												101	17,900		101	14,600		101	14,600										
Total												283,900	Total		257,000	Total		231,600											
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														
Total																													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY																	
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		MA																					
NOTES																		Appraised BLDG. Value (Card)											
																		Appraised Xf (B) Value (Bldg)											
																		Appraised Ob (B) Value (Bldg)											
																		Appraised Land Value (Bldg)											
																		Special Land Value											
																		Total Appraised Parcel Value											
																		Valuation Method											
																		Adjustment											
Net Total Appraised Parcel Value										297,700																			
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						
273		11-01-1989		MN	Manual Note		1,800							SHED ADDITION		04-08-2016					317	14	INSPECTED						
98		04-01-1987		MN	Manual Note		3,500									01-22-2016					105	2	MEASURED						
																10-07-2003					274	3	MEAS+INSPCTD						
																05-26-1992					131	3	MEAS+INSPCTD						
																04-11-1990					131	15	PERMIT VISIT						
																03-18-1988					130	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		RC				21,780	SF	5.35	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	4.82	105,000				
Total Card Land Units								0.50	AC	Parcel Total Land Area: 0.50				Total Land Value														105,000	

Property Location 95 PROSPECT ST
Vision ID 1949 Account # 1985

Map ID 27/ 151/ 0 /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/20/2024 12:35:55

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	115.63	
Interior Floor 2	2	SOFTWOOD	RCN	249,777	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1760	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	174,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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	473	25.00	1948	60	0.00	AV	A	1.00	7,100
04	GARAGE/L			L	484	36.00	1989	60	0.00	AV	A	1.00	10,500
40	LEAN-TO			L	56	8.00	1948	60	0.00	AV	G	1.25	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	664		27.53	18,283	
FFL	1ST FLOOR	1,194	1,194		137.47	164,135	
OFP	OPEN PORCH	0	70		13.75	962	
STG	STORAGE	0	16		51.55	825	
TQS	3/4 STORY	453	604		103.10	62,272	
WDK	WOOD DECK	0	122		27.04	3,299	
Ttl Gross Liv / Lease Area		1,647	2,670			249,777	

