Property Location 306 PROSPECT ST | Map ID 30/ 21/ 0/ / | Bldg Name | State Use 101
Vision ID 2675 | Account # 2721 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/21/2024 9:47:23 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MAILLOUX ANDREW R				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
306 PROSPECT ST				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_382504_2845601

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	190200	190,200
RES LAND	101	145200	145,200
Total		335,400	335,400

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MAILLOUX ANDREW R	23415	0463	09-11-2020	Q	I	255,000	00
PAGE VIRGINIA A HEIRS AND DEV OF	05922	0355	10-18-1985	U	I	65,000	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	166,700	2023	101	153,200	2022	101	133,700
	101	145,200		101	133,200		101	120,800
	Total	311,900		Total	286,400		Total	254,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

RECK B-23-830 6/2025

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	190,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	145,200
Special Land Value	0
Total Appraised Parcel Value	335,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	335,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-830	01-03-2024	4	ADDITION	50,000	06-20-2024	25		ADD FULL DORME
202101259	04-12-2021	9	ALTERATION	6,300	06-20-2022	100	06-20-2022	FINISH BMT 572 SQ

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-20-2024			334	15	PERMIT VISIT
06-20-2022		1	334	15	PERMIT VISIT
07-05-2021			334	15	PERMIT VISIT
04-11-2018			333	2	MEASURED
04-07-2004			319	14	INSPECTED
03-18-2004			AO	22	MAILER SENT
09-12-2003			274	2	MEASURED

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	RA				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	RA				1.480	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	10,400
						Total Card Land Units	2.40	AC	Parcel Total Land Area:	2.40												Total Land Value	145,200

Property Location 306 PROSPECT ST | Map ID 30/ 21/ 0/ / | Bldg Name | State Use 101
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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	2	CONC BLOCK
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	5	LINO/VINYL
Heat Fuel	1	OIL
Heat Type	5	STEAM
AC Type	01	NONE
Bedrooms	5	
Full Baths	3	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	5	
Bath Style	G	GOOD
Half Bath Style	N	NONE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	700	
FBM Quality	3	
FIN ATC Sqft	0	
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

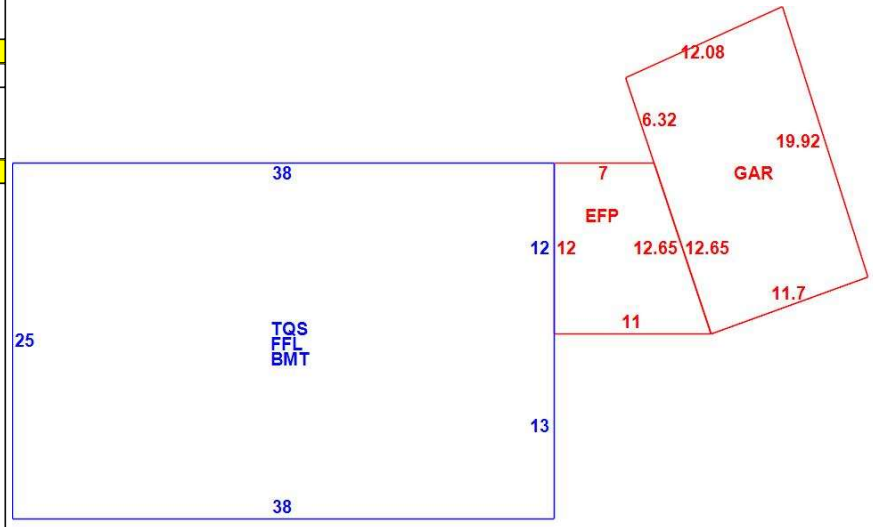
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	137.05
RCN	317,063
Net Other Adj	
Year Built	1950
Effective Year Built	1991
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	UC
% Complete	60
Overall % Condition	60
RCNLD	190,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	950		31.72	30,136
EFP	ENCL PORCH	0	108		79.31	8,565
FFL	1ST FLOOR	950	950		158.61	150,680
GAR	GARAGE	0	231		63.17	14,592
TQS	3/4 STORY	713	950		119.04	113,090
	Ttl Gross Liv / Lease Area	1,663	3,189			317,063