

Property Location 172 PROSPECT ST		Map ID 28/ 96/ 0/ /		Bldg Name		State Use 101																																			
Vision ID 2175		Account # 2212		Bldg # 1		Sec # 1 of 1		Card # 1 of 1		Print Date 11/19/2025 12:35:28																															
CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																											
WILSON THOMAS R WILSON ERICA M 172 PROSPECT ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed																							
										RESIDENTL.		101				431400		431,400																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				112000		112,000																							
		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_381563_2847995		Total										543,400		543,400																											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
WILSON THOMAS R WILSON THOMAS R WILSON THOMAS G JR, MORRISINO DANIEL S,		23749		0291		03-08-2021		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed															
		19173		0173		03-21-2012		U		I		218,000		1A		2025		101		394,600		2024		101		366,900															
		18794		0550		06-06-2011		U		I		100,000		1				101		112,000		2023		101		101,800															
		05116		0015		06-01-1981		U		I		0																													
																Total		506,600		Total		478,900		Total		441,100															
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) 431,400																							
																		Appraised Xf (B) Value (Bldg) 0																							
																		Appraised Ob (B) Value (Bldg) 0																							
																		Appraised Land Value (Bldg) 112,000																							
																		Special Land Value 0																							
																		Total Appraised Parcel Value 543,400																							
																		Valuation Method C																							
																		Adjustment																							
																		Net Total Appraised Parcel Value 543,400																							
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													
201903434		12-23-2019		4		ADDITION		53,000		06-20-2022		100		06-20-2022		DEMO GRGE & SU		06-20-2022				1		334		15		PERMIT VISIT													
212		07-21-2011		12		REROOF		25,000								INCLUDES WINDO		06-29-2020						334		15		PERMIT VISIT													
10		01-07-2011		MN		Manual Note		1,238								INSULATION		08-19-2019						334		2		MEASURED													
58		03-01-1995		MN		Manual Note		3,700								VINYL SIDE		01-25-2013						317		3		MEAS+INSPCTD													
																		03-28-2012						250		22		MAILER SENT													
																		03-09-2012						317		15		PERMIT VISIT													
																		03-09-2012						317		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		RA								39,154 SF		3.18		1.000		5		LAND		1.00		MA		1.00				0 TRF2 0.9				1.000		2.86		112,000	
Total Card Land Units														0.90		AC		Parcel Total Land Area: 0.90				Total Land Value														112,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage	2	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			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	135.53	
Interior Floor 2	6	CERAMIC TL	RCN	560,293	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	Effective Year Built	2002	
Bedrooms	3		Depreciation Code	GV	
Full Baths	3		Remodel Rating	04	
Half Baths	0		Year Remodeled	2011	
Extra Fixtures	0		Depreciation %	23	
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	1		Overall % Condition	77	
Extra Kitchen St	A	AVERAGE	RCNLD	431,400	
FBM Sqft	1315		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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	2,304		36.97	85,190	
BNT	BSMT ENTRY	0	35		10.56	370	
FFL	1ST FLOOR	2,496	2,496		184.79	461,244	
LLV	LOWR LEVEL	0	192		46.20	8,870	
OPF	OPEN PORCH	0	204		18.12	3,696	
WDK	WOOD DECK	0	24		38.50	924	
Ttl Gross Liv / Lease Area		2,496	5,255			560,293	

