

Property Location		253 PROSPECT ST		Map ID		29/ 8/ 0/ /		Bldg Name		State Use 101	
Vision ID		2306		Account #		2346		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/19/2025 12:52:59	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BIGGINS TIMOTHY J BIGGINS TAMARA S 253 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_381371_2846432						Description	Code	Appraised	Assessed		
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	150200	150,200			
					RES LAND	101	108400	108,400			
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	8400	8,400			
SUPPLEMENTAL DATA						Total				267,000	267,000
Alt Prcl ID		Received									
SP Permit		NIA									
Chapter Land		Field 8									
OC Dates		Field 9									
In+Ex FY		Field 10									
Mailed		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BIGGINS TIMOTHY J BIGGINS TIMOTHY J SAWYER C TOM + VERNAL L	25581	0571	09-23-2024	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
	08697	0548	12-30-1993	U	I	95,000		2025	101	136,400	2024	101	126,600	2023	101	116,800	
	04299	0026	07-28-1976	U	I	0			101	108,400		101	108,400		101	97,800	
									101	8,400		101	8,400		101	7,400	
Total								253,200		Total		243,400		Total		222,000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	YEAR	Amount					Comm Int
Total												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name		Tracing					Batch
0001			101					MA

NOTES				Appraised BLDG. Value (Card) 150,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,400 Appraised Land Value (Bldg) 108,400 Special Land Value 0 Total Appraised Parcel Value 267,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 267,000			

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	
									08-19-2019			349	2	MEASURED	
									01-27-2012			317	16	FIELDREV CHG	
									03-18-2004			250	22	MAILER SENT	
									09-12-2003			274	2	MEASURED	
									06-15-1992			131	3	MEAS+INSPCTD	
									08-27-1980			500	3	MEAS+INSPCTD	

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				28,840 SF	4.18	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.76	108,400	
Total Card Land Units							0.66	AC	Parcel Total Land Area: 0.66							Total Land Value							108,400

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	02	BUNGALOW				Central Vac	0	NO			
Model	01	RESIDENTIAL				Basement Floor	12	CONCRETE			
Grade	C	AVERAGE				Bsmt Garage					
Stories	1.50	1 1/2 STORIES				Units	1				
Foundation	3	MASONRY				MIXED USE					
Exterior Wall 1	3	ALUMINUM				Code	Description			Percentage	
Exterior Wall 2						101	ONE FAM			100	
Roof Structure	2	HIP								0	
Roof Cover	1	ASPHALT SH								0	
Interior Wall 1	2	PLASTER				COST / MARKET VALUATION					
Interior Wall 2						Adj Base Rate				138.35	
Interior Floor 1	4	CARPET				RCN				263,488	
Interior Floor 2	3	HARDWOOD				Net Other Adj					
Heat Fuel	1	OIL				Year Built				1920	
Heat Type	5	STEAM				Effective Year Built				1982	
AC Type	01	NONE				Depreciation Code				AV	
Bedrooms	3					Remodel Rating					
Full Baths	1					Year Remodeled					
Half Baths	0					Depreciation %				43	
Extra Fixtures	0					Functional Obsol					
Total Rooms	7					External Obsol					
Bath Style	G	GOOD				Cost Trend Factor				1	
Half Bath Style						Condition					
Kitchens	1					% Complete					
Kitchen Style	A										