

Property Location: 47 HIGHLANDVIEW AV

Account #354

MAP ID: 14A/ 66/ 199/ /

Bldg Name:

State Use: 101

Vision ID: 346

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/25/2014 23:38

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
LARocca NICOLA LARocca MARIA 47 HIGHLANDVIEW AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						115,700		115,700							
											RES LAND		101						79,000		79,000							
											RESIDENTL.		101		900		900											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377800_2853090						Received Prior ID Owner Occ Final Area 1032 Current Ac. .29844																						
						ASSOC PID#					Total							195,600		195,600								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
LARocca NICOLA LARocca NICOLA				20166/ 561 05320/ 0244		01/16/2014 10/07/1982		U	I	1	1A	Yr.		Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
												2014		B	117,700		2013		B	110,700		2012		B	113,700			
												2014		L	81,600		2013		L	81,600		2012		L	85,200			
												2014		O	1,000		2013		O	1,000		2012		O	1,000			
												Total:		200,300		Total:		193,300		Total:		199,900						
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.														
Total:																												
ASSESSING NEIGHBORHOOD																												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
0001/A								101			MA																	
NOTES																												
2 FIX IN BMT															Appraised Bldg. Value (Card) 115,700													
															Appraised XF (B) Value (Bldg) 0													
															Appraised OB (L) Value (Bldg) 900													
															Appraised Land Value (Bldg) 79,000													
															Special Land Value 0													
															Total Appraised Parcel Value 195,600													
															Valuation Method: C													
															Adjustment: 0													
															Net Total Appraised Parcel Value 195,600													
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						
322		10/07/2010		12	REROOF			9,900			0			NVC		12/03/2010				317	15	PERMIT VISIT						
90		01/01/1983		MN	Manual Note			0			0			DWELLING		05/06/2005				311	3	MEAS+INSPCTD						
																10/11/1990				131	3	MEAS+INSPCTD						
																12/28/1983				500	15	PERMIT VISIT						
LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value				
1	101	ONE FAM			RC				13,000	SF	6.08	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	6.08	79,000				
Total Card Land Units:										0.30	AC	Parcel Total Land Area:					0.3 AC	Total Land Value:										79,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	326		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		100.34	
Heat Fuel	1		OIL	Replace Cost		139,376	
Heat Type	3		FORCED H/W	AYB		1983	
AC Type	01		NONE	EYB		1997	
Bedrooms	2			Dep Code		GD	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	2			Dep %		17	
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		83	
Basement Floor	12			Apprais Val		115,700	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	816		20.04	16,356						
FFL	1ST FLOOR	1,032	1,032		100.34	103,554						
GAR	GARAGE	0	432		40.18	17,359						
OPF	OPEN PORCH	0	48		10.45	502						
PAT	PATIO	0	324		4.96	1,605						
Ttl. Gross Liv/Lease Area:		1,032	2,652	1,389		139,376						

