

Property Location: 45 HIGHLANDVIEW AV

MAP ID:14A/ 67/ 194/ /

Bldg Name:

State Use:101

Vision ID: 347

Account #355

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	
COTE NATHAN D COTE MELANIE A 45 HIGHLANDVIEW AV EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	111,200	111,200		
						RES LAND	101	80,000	80,000		
						RESIDENTL.	101	12,100	12,100		
SUPPLEMENTAL DATA						Total				203,300	203,300
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377936_2852997			Received Prior ID Owner Occ Y Final Area 1914 Current Ac. .36731 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
COTE NATHAN D LANGONE MICHELE R, LANGONE MICHELE R LIFE ESTATE ,LANGONE M LANGONE MICHELE R, LANGONE FRANK, PETTI DOMINICK HEIRS +		19606/ 407	12/21/2012	U	I	165,000	10	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		19263/ 58	05/17/2012	U	I	100	F	2014	B	113,400	2013	B	119,800	2012	B	130,100
		18544/ 135	11/09/2010	U	I	1	A	2014	L	82,600	2013	L	82,600	2012	L	86,300
		18497/ 184	10/05/2010	U	I	1	A	2014	O	12,400	2013	O	12,400	2012	O	12,500
		08404/ 0394	05/03/1993	U	I	1	H									
		01818/ 0001	03/09/1946	U	I	0										
								Total:		208,400	Total:		214,800	Total:		228,900

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									Appraised Bldg. Value (Card) 111,200 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 12,100 Appraised Land Value (Bldg) 80,000 Special Land Value 0 Total Appraised Parcel Value 203,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 203,300				
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch					
0001/A						101		MA					
NOTES													
HST NOT HEAT													

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		
									05/05/2005			311	3	MEAS+INSPCTD		
									07/14/1992			131	14	INSPECTED		
									04/01/1992			107	2	MEASURED		
									10/12/1990			131	2	MEASURED		
									06/26/1980			500	3	MEAS+INSPCTD		

LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	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	
																	Spec Use	Spec Calc				
1	101	ONE FAM	RC				16,000		5.00	1.0000	5	1.0000	1.00	MA	1.00				1.00	5.00	80,000	
Total Card Land Units:							0.37	AC	Parcel Total Land Area:				0.37	AC	Total Land Value:							80,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	C		AVERAGE	FBM Sqft	670		
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1		CONCRETE	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	2		PLASTER				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		83.31	
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL	Replace Cost		182,280	
Heat Type	3		FORCED H/W	AYB		1948	
AC Type	01		None	EYB		1975	
Bedrooms	4			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		39	
Total Rooms	7			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		61	
Basement Floor	12			Apprais Val		111,200	
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			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	88	7.48	1948	A		AV	60	400
03	GARAGE	OB	Outbuilding	L	506	28.18	1958	G		AV	60	10,700
02	SHED/FR			L	200	7.48	2004	A		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,340		16.66	22,327
FFL	1ST FLOOR	1,340	1,340		83.31	111,634
HST	HALF STORY	574	1,148		41.65	47,819
PAT	PATIO	0	117		4.27	500
Ttl. Gross Liv/Lease Area:		1,914	3,945	2,188		182,280

