

Property Location: 27 HIGHLANDVIEW AV

Account #356

MAP ID:14A/ 69/ 189/ /

Bldg Name:

State Use:101

1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/25/2014 23:38

VISION

GERACI JOHN R

GERACIE PAULINE L

27 HIGHLANDVIEW AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

1 TYPCL

Received Prior ID

Owner Occ

Final Area 1236

Current Ac. 34435

ASSOC PID#

CURRENT ASSESSMENT

RESIDENTIAL

RES LAND

RESIDENTIAL

101

101

101

134,800

79,700

20,800

134,800

79,700

20,800

Total

235,300

235,300

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

GERACI JOHN R

05704/ 0275

10/24/1984

U

I

12,000

G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

132,500

2013

B

133,200

2012

B

134,300

2014

L

82,300

2013

L

82,300

2012

L

85,900

2014

O

25,200

2013

O

25,600

2012

O

25,900

Total:

240,000

Total:

241,100

Total:

246,100

EXEMPTIONS

OTHER ASSESSMENTS

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

134,800

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

20,800

Appraised Land Value (Bldg)

79,700

Special Land Value

0

Total Appraised Parcel Value

235,300

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

235,300

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

224

09/01/1989

MN

Manual Note

3,500

0

FGR

05/05/2005

311

3

MEAS+INSPCTD

289

01/01/1984

MN

Manual Note

0

0

DWELLING

01/09/1991

107

15

PERMIT VISIT

10/12/1990

131

2

MEASURED

01/29/1990

105

15

PERMIT VISIT

12/14/1985

500

15

PERMIT VISIT

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

15,000

5.31

1.0000

5

1.0000

1.00

MA

1.00

1.00

5.31

79,700

Total Card Land Units:

0.34

AC

Parcel Total Land Area:

0.34

AC

Total Land Value:

79,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	18		SPLIT ENT	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	552		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	12		BOARD+BATT	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			102.30
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL	Replace Cost			160,502
Heat Type	3		FORCED H/W	AYB			1984
AC Type	01		NONE	EYB			1998
Bedrooms	3			Dep Code			GD
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			16
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			84
Basement Floor	12			Apprais Val			134,800
Bsmt Garage	2			Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr			0
FBM Quality	3			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
03	GARAGE	OB	Outbuilding	L	780	28.18	1989	A		AV	60	13,200
03	GARAGE	OB	Outbuilding	L	440	28.18	1989	A		AV	60	7,400
02	SHED/FR			L	48	7.48	1989	A		FR	50	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
EFP	ENCL PORCH	0	168		30.45	5,115	
FFL	1ST FLOOR	1,236	1,236		102.30	126,437	
LLV	LOWR LEVEL	0	1,104		25.57	28,234	
WDK	WOOD DECK	0	52		13.77	716	
Ttl. Gross Liv/Lease Area:		1,236	2,560	1,569		160,502	

