

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																									
MARUCA UMBERTO 71 HIGHLANDDVIEW AV EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value																			
																				RESIDNTL.		104		102,400		102,400																			
																				RES LAND		104		69,100		69,100																			
																				RESIDNTL.		104		3,700		3,700																			
SUPPLEMENTAL DATA																VISION																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374444_2856155										Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																																			
Total																								175,200		175,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																									
MARUCA UMBERTO MASCARO JOSEPH R				07194/ 0387 02223/ 0341				06/15/1989 01/30/1953				U U		I I		140,000 0		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value											
																		2015		104		108,500		2014		B		106,700		2013		B		119,100											
																		2015		104		69,100		2014		L		71,300		2013		L		67,300											
																		2015		104		3,700		2014		O		4,300		2013		O		4,300											
Total:																181,300		Total:		182,300		Total:		190,700																					
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																APPROAISED VALUE SUMMARY																													
NBHD/ SUB				NBHD Name				Street Index Name				Tracing												Batch																					
0001/A												104												MA																					
NOTES																Net Total Appraised Parcel Value 175,200																													
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													
201202693 191		07/12/2012 08/01/1989		12 MN		REROOF Manual Note				14,668 600						0 0				NVC REMODEL		05/10/2013 05/10/2013 03/25/2004 11/04/2003 07/14/1992						AO 105 250 274 131		15 22 2 14		PERMIT VISIT MAILER SENT MEASURED INSPECTED													
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		104		TWO FAM				BUS								5,946		SF		12.91		1.0000		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		.90		11.62		69,100	
Total Card Land Units:																0.14		AC		Parcel Total Land Area:0.14 AC										Total Land Value:										69,100					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	12		MULTI-CONV	#Heat Sys	2	NO		
Model	03		MULTI-FAMILY	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft				
Stories	2.5			Int vs Ext	S			
Foundation	2		CONC BLOCK	MIXED USE				
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage	
Exterior Wall 2	11		ASPHALT	104	TWO FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			65.34	
Interior Floor 2								
Heat Fuel	2		GAS	Replace Cost			182,819	
Heat Type	5		STEAM	AYB			1920	
AC Type	01		NONE	EYB			1975	
Bedrooms	5			Dep Code			AV	
Full Baths	2			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	0			Dep %			39	
Total Rooms	9		Functional Obslnc					
Bath Style	A	AVERAGE	External Obslnc			5		
Kitchen Style	A	AVERAGE	Cost Trend Factor			1		
Kitchens	2		Condition					
Extra Kitchens	0		% Complete					
Frame	1	WOOD	Overall % Cond			56		
Basement Floor	12		Apprais Val			102,400		
Bsmt Garage			Dep % Ovr			0		
Bsmt Garage			Dep Ovr Comment					
Units	2		Misc Imp Ovr			0		
WS Flues			Misc Imp Ovr Comment					
FBM Quality			Cost to Cure Ovr			0		
Fireplaces	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	360	28.18	1930	A		PR	30	3,000
19	PATIO			L	200	5.75	1950	A		AV	60	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,125		13.07	14,701	
EFP	ENCL PORCH	0	61		19.28	1,176	
FFL	1ST FLOOR	1,151	1,151		65.34	75,205	
OFP	OPEN PORCH	0	227		6.62	1,503	
SFL	2ND FLOOR	1,151	1,151		65.34	75,205	
UAT	UNFIN ATTC	0	1,151		13.06	15,028	
Ttl. Gross Liv/Lease Area:		2,302	4,866	2,798		182,819	

UAT		25	
OFF	SFL		
EFP	FFL		
9	BMT		
5			
9			
FFL			
SFL			
UAT			
12			
13			
2			
12			
1	8	9	3 4
OFF	8	OFF	3 EFP
6	8	66	OFF 6 OFF 44
		9	6 4 2

