

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: 11/24/2015 16:33

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION																								
LARocca NICOLA 47 HIGHLANDVIEW AV 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 Current Ac. 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 U		I I		1 0		1A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value											
																2015		101		115,700		2014		B		117,700		2013		B		110,700											
																2015		101		79,000		2014		L		81,600		2013		L		81,600											
																2015		101		900		2014		O		1,000		2013		O		1,000											
																Total:				195,600		Total:				200,300		Total:				193,300											
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) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value																												
															115,700 0 900 79,000 0 195,600 C 0 195,600																												
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 90		10/07/2010 01/01/1983		12 MN		REROOF Manual Note		9,900 0				0 0				NVC DWELLING		12/03/2010 05/06/2005 10/11/1990 12/28/1983						317 311 131 500		15 3 3 15		PERMIT VISIT MEAS+INSPCTD MEAS+INSPCTD 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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			100.34
Interior Floor 2							
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 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			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			

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	140	7.48	2002	G		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
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

[illegible]