

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																							
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												VISION																							
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377936_2852997						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																													
Total																				203,300		203,300													
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	2015	101	111,200		2014	B	113,400		2013	B	119,800												
				18544/ 135		11/09/2010		U	I	1		A	2015	101	80,000		2014	L	82,600		2013	L	82,600												
				18497/ 184		10/05/2010		U	I	1		A	2015	101	12,100		2014	O	12,400		2013	O	12,400												
				08404/ 0394		05/03/1993		U	I	1		H																							
01818/ 0001				03/09/1946		U	I	0																											
Total:													203,300		Total:		208,400		Total:		214,800														
EXEMPTIONS				OTHER ASSESSMENTS																															
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor																					
Total:																																			
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY																					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																											
0001/A						101		MA																											
NOTES														APPRAISED VALUE SUMMARY																					
HST NOT HEAT																																			
														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													
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											
1	101	ONE FAM		RC				16,000		5.00	1.0000	5	1.0000	1.00	MA	1.00			Spec Use		Spec Calc		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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
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 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		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			

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	

