

Property Location: 27 HIGHLANDVIEW AV

Account #356

MAP ID:14A/ 69/ 189/ /

Bldg Name:

State Use:101

VISION ID: 348

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/24/2015 16:34

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
GERACI JOHN R GERACIE PAULINE L 27 HIGHLANDVIEW AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						134,800		134,800							
											RES LAND		101						79,700		79,700							
											RESIDENTL.		101		20,800		20,800											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378074_2852905							Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																					
Total											235,300							235,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
GERACI JOHN R				05704/ 0275		10/24/1984		U	I	12,000		G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2015	101	134,800		2014	B	132,500		2013	B	133,200					
													2015	101	79,700		2014	L	82,300		2013	L	82,300					
													2015	101	20,800		2014	O	25,200		2013	O	25,600					
													Total:		235,300		Total:		240,000		Total:		241,100					
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																												
												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	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				15,000	SF	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	
FFP	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	

