

Property Location: 40 HIGHLANDVIEW AV

Account #361

MAP ID:14A/ 73A/ 248/ /

Bldg Name:

State Use:101

Vision ID: 353

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/24/2015 16:35

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
GIOIELLA GIOVANNI GIOIELLA PASQUALINA 40 HIGHLANDVIEW AVE. EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						167,600		167,600							
											RES LAND		101						78,100		78,100							
											RESIDENTL.		101		1,100		1,100											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377842_2852893						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																						
Total											246,800							246,800										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
GIOIELLA GIOVANNI				6078/ 385		05/07/1986		U	V	12,000		D	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2015	101	167,600		2014	B	164,800		2013	B	167,400					
													2015	101	78,100		2014	L	80,600		2013	L	80,600					
													2015	101	1,100		2014	O	1,100		2013	O	1,200					
													Total:		246,800		Total:		246,500		Total:		249,200					
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															Appraised Bldg. Value (Card) 167,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,100 Appraised Land Value (Bldg) 78,100 Special Land Value 0 Total Appraised Parcel Value 246,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 246,800													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
0001/A								101			MA																	
NOTES																												
POOR WTR PRESSURE																												
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						
																11/10/2005 06/08/2005 05/05/2005 07/10/1992 07/08/1992				311 250 311 131 107	3 22 1 14 2	MEAS+INSPCTD MAILER SENT LEFT NOTICE INSPECTED MEASURED						
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				10,000 SF		7.81	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		7.81	78,100			
Total Card Land Units:					0.23 AC		Parcel Total Land Area:					0.23 AC					Total Land Value:										78,100	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	18		SPLIT ENT	#Heat Sys	1		NONE	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft	728			
Stories	1.00		1 Story	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2	8		BRICK VENR	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	4		CARPET	Adj. Base Rate:				101.70
Interior Floor 2								
Heat Fuel	2		GAS	Replace Cost				197,190
Heat Type	1		FORCED H/A	AYB				1986
AC Type	03		Full	EYB				1999
Bedrooms	3			Dep Code				GD
Full Baths	2			Remodel Rating				
Half Baths	1			Year Remodeled				
Extra Fixtures	0			Dep %				15
Total Rooms	6			Functional Obslnc				
Bath Style	G		GOOD	External Obslnc				
Kitchen Style	G		GOOD	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				85
Basement Floor	12		Apprais Val				167,600	
Bsmt Garage	2		Dep % Ovr				0	
Units	1		Dep Ovr Comment					
WS Flues			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
02	SHED/FR			L	192	7.48	1991	A		AV	60	900
40	LEAN-TO			L	64	5.75	1991	A		AV	60	200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,538	1,538		101.70	156,410
LLV	LOWR LEVEL	0	1,456		25.42	37,018
PAT	PATIO	0	196		5.19	1,017
WDK	WOOD DECK	0	196		14.01	2,746
Ttl. Gross Liv/Lease Area:		1,538	3,386	1,939		197,190

