

Property Location: 71 HIGHLANDVIEW AV

Account #351

MAP ID:14A/ 62/ 4/ /

Bldg Name:

State Use:101

Vision ID: 343

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2016 15:14

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
MARUCA UMBERTO					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						249,000		249,000							
											RES LAND		101						82,200		82,200							
											RESIDENTL.		101						3,500		3,500							
71 HIGHLANDVIEW AVE																												
EAST LONGMEADOW, MA 01028			SUPPLEMENTAL DATA																									
Additional Owners:			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377473_2853307					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																				
												Total		334,700		334,700												
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
MARUCA UMBERTO			04810/ 0171		08/08/1979		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
												2016	101	246,400		2015	101	246,400		2014	B	256,500						
												2016	101	79,800		2015	101	79,800		2014	L	82,500						
												2016	101	3,500		2015	101	3,500		2014	O	5,500						
												Total:		329,700		Total:		329,700		Total:		344,500						
EXEMPTIONS			OTHER ASSESSMENTS									This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 249,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 3,500 Appraised Land Value (Bldg) 82,200 Special Land Value 0 Total Appraised Parcel Value 334,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 334,700																
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																												
SUB DIV 932																												
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							
116		05/01/1989		MN	Manual Note		5,000			0			POOL		08/23/2013				317	16	FIELDREV CHG							
42		01/01/1984		MN	Manual Note		0			0			GAR		06/24/2004				317	16	FIELDREV CHG							
															04/20/2004				319	3	MEAS+INSPCTD							
															01/20/1994				105	15	PERMIT VISIT							
															03/10/1993				131	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				15,500	SF	5.15	1.0300	5	1.0000	1.00	MA	1.00					1.00	5.30	82,200					
Total Card Land Units:									0.36	AC	Parcel Total Land Area:									0.36	AC	Total Land Value:						82,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C		AVERAGE	FBM Sqft	1193		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	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	4		CARPET	Adj. Base Rate:			75.27
Interior Floor 2							
Heat Fuel	3		ELECTRIC				
Heat Type	6		ELECTRC BB	Replace Cost			332,013
AC Type	01		NONE	AYB			1981
Bedrooms	6			EYB			1989
Full Baths	3			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	9			Dep %			25
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	2			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			75
Bsmt Garage				Apprais Val			249,000
Units	1			Dep % Ovr			0
WS Flues	1			Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr			0
Fireplaces	2			Misc Imp Ovr Comment			
				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	160	7.48	1983	F		PR	30	300
22	WOOD DK			L	573	9.20	1989	A		AV	60	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,704		15.06	25,667
EFP	ENCL PORCH	0	520		22.58	11,742
FFL	1ST FLOOR	1,344	1,344		75.27	101,162
GAR	GARAGE	0	644		30.15	19,419
OPF	OPEN PORCH	0	256		7.64	1,957
OSP	SCRN PORCH	0	384		11.37	4,366
SFL	2ND FLOOR	2,201	2,201		75.27	165,668
WDK	WOOD DECK	0	192		10.58	2,032
Ttl. Gross Liv/Lease Area:		3,545	7,245	4,411		332,013

