

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:11/30/2016 15:15

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																
LARocca NICOLA				1 TYPCL						Description		Code						Appraised Value		Assessed Value										
										RESIDENTL.		101						116,900		116,900										
										RES LAND		101						81,400		81,400										
47 HIGHLANDVIEW AV										RESIDENTL.		101		900		900														
EAST LONGMEADOW, MA 01028		SUPPLEMENTAL DATA																												
Additional Owners:		Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377800_2853090					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																							
														Total		199,200		199,200												
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 I U I		1 1A 0				Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
														2016	101	115,700		2015	101	115,700		2014	B	117,700						
														2016	101	79,000		2015	101	79,000		2014	L	81,600						
														2016	101	900		2015	101	900		2014	O	1,000						
														Total:		195,600		Total:		195,600		Total:		200,300						
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												Appraised Bldg. Value (Card) 116,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 900 Appraised Land Value (Bldg) 81,400 Special Land Value 0 Total Appraised Parcel Value 199,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 199,200																		
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																						
0001/A						101		MA																						
NOTES																														
2 FIX IN BMT																														
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		10/07/2010		12		REROOF		9,900				0				NVC		12/03/2010						317		15		PERMIT VISIT		
90		01/01/1983		MN		Manual Note		0				0				DWELLING		05/06/2005						311		3		MEAS+INSPCTD		
																		10/11/1990						131		3		MEAS+INSPCTD		
																		12/28/1983						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				13,000	SF	6.08	1.0300	5	1.0000	1.00	MA	1.00							1.00	6.26		81,400				
Total Card Land Units:									0.30	AC	Parcel Total Land Area:									0.3 AC	Total Land Value:									81,400

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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		101.41	
Heat Fuel	1		OIL	Replace Cost		140,862	
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 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		83	
Basement Floor	12			Apprais Val		116,900	
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	816		20.26	16,530						
FFL	1ST FLOOR	1,032	1,032		101.41	104,658						
GAR	GARAGE	0	432		40.61	17,544						
OPF	OPEN PORCH	0	48		10.56	507						
PAT	PATIO	0	324		5.01	1,623						
Ttl. Gross Liv/Lease Area:		1,032	2,652	1,389								

