

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:11/30/2016 15:16

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		169,200		169,200										
													RES LAND		101		80,400		80,400										
													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 Field 7 Field 8 Field 9 Field 10 ASSOC PID#																								
										Total								250,700		250,700									
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						
													2016	101	167,600		2015	101	167,600		2014	B	164,800						
													2016	101	78,100		2015	101	78,100		2014	L	80,600						
													2016	101	1,100		2015	101	1,100		2014	O	1,100						
													Total:		246,800		Total:		246,800		Total:		246,500						
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) 169,200 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,100 Appraised Land Value (Bldg) 80,400 Special Land Value 0 Total Appraised Parcel Value 250,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 250,700														
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							
201502993		11/30/2015		20	WOOD STOVE			4,000		06/03/2016	100	06/03/2016				06/03/2016 11/10/2005 06/08/2005 05/05/2005 07/10/1992				317 311 250 311 131	15 3 22 1 14	PERMIT VISIT MEAS+INSPCTD MAILER SENT LEFT NOTICE INSPECTED							
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	1.0300	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		8.04	80,400				
Total Card Land Units:										0.23	AC	Parcel Total Land Area:					0.23	AC	Total Land Value:										80,400

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	728		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:			102.68
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			199,090
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		CONCRETE	Apprais Val			169,200
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		102.68	157,917
LLV	LOWR LEVEL	0	1,456		25.67	37,374
PAT	PATIO	0	196		5.24	1,027
WDK	WOOD DECK	0	196		14.14	2,772
Ttl. Gross Liv/Lease Area:		1,538	3,386	1,939		199,090

