

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																
MARUCA UMBERTO 71 HIGHLANDVIEW AVE EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code		Appraised Value		Assessed Value										
												RESIDENTL.		101		243,500		243,500										
												RES LAND		101		84,300		84,300										
												RESIDENTL.		101		3,500		3,500										
SUPPLEMENTAL DATA										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377473_2853307																												
Total										331,300		331,300																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
FORBES ANDREW A + SHANNON M + MARUCA UMBERTO				21642/ 48 04810/ 0171		04/14/2017 08/08/1979		Q U	1 1	335,000 0		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2017	101	249,000		2016	101	246,400		2015	101	246,400					
													2017	101	82,200		2016	101	79,800		2015	101	79,800					
													2017	101	3,500		2016	101	3,500		2015	101	3,500					
Total:										334,700		Total:		329,700		Total:		329,700										
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) 243,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 3,500 Appraised Land Value (Bldg) 84,300 Special Land Value 0 Total Appraised Parcel Value 331,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 331,300														
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																				
0001/A						101		MA																				
NOTES																												
SUB DIV 932 MLS INFO DIFFERENT THAN PRC-VERFIY AT SALES INSPECTION.																												
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						
201702277		08/11/2017		91	INSULATION		4,583				0					03/16/2017				317	15	PERMIT VISIT						
201702293		08/11/2017		62	SOLAR		27,104				0					08/23/2013				317	16	FIELDREV CHG						
201701985		07/07/2017		20	WOOD STOVE		4,100				0					06/24/2004				317	16	FIELDREV CHG						
201602628		10/05/2016		20	WOOD STOVE		0		03/16/2017		100	03/16/2017				04/20/2004				319	3	MEAS+INSPCTD						
116		05/01/1989		MN	Manual Note		5,000				0			POOL		01/20/1994				105	15	PERMIT VISIT						
42		01/01/1984		MN	Manual Note		0				0			GAR														
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	5.44	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	5.44		84,300				
Total Card Land Units:										0.36		AC		Parcel Total Land Area:0.36 AC				Total Land Value:										84,300

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		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	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	4		CARPET				
Interior Floor 2				Adj. Base Rate:		80.02	
Heat Fuel	3		ELECTRIC	Replace Cost		352,966	
Heat Type	6		ELECTRC BB	AYB		1981	
AC Type	01		NONE	EYB		1986	
Bedrooms	6			Dep Code		AV	
Full Baths	3			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		31	
Total Rooms	9			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	2			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		69	
Basement Floor	12		CONCRETE	Apprais Val		243,500	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	2			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		16.01	27,287	
EPF	ENCL PORCH	0	520		24.01	12,483	
FFL	1ST FLOOR	1,344	1,344		80.02	107,546	
GAR	GARAGE	0	644		32.06	20,645	
OPF	OPEN PORCH	0	256		8.13	2,081	
OSP	SCRN PORCH	0	384		12.09	4,641	
SFL	2ND FLOOR	2,201	2,201		80.02	176,123	
WDK	WOOD DECK	0	192		11.25	2,161	
Ttl. Gross Liv/Lease Area:		3,545	7,245	4,411		352,966	

