

Property Location: 45 HIGHLANDVIEW AV

MAP ID: 14A/ 67/ 194/ /

Bldg Name:

State Use: 101

Vision ID: 347

Account #355

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/14/2017 15:24

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 45T LONGMEADOW, MA VISION							
COTE NATHAN D COTE MELANIE A 45 HIGHLANDVIEW AV EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code						Appraised Value		Assessed Value	
													RESIDENTL.		101						112,100		112,100	
													RES LAND		101						85,100		85,100	
													RESIDENTL.		101						12,100		12,100	
SUPPLEMENTAL DATA												Total		209,300		209,300								
Other ID:					Received																			
SP Permit					Field 7																			
Chapter Land					Field 8																			
OC Dates					Field 9																			
In+Ex FY					Field 10																			
Mailed																								
GIS ID: F_377936_2852997					ASSOC PID#																			

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
COTE NATHAN D LANGONE MICHELE R, LANGONE MICHELE R LIFE ESTATE ,LANGONE M LANGONE MICHELE R, LANGONE FRANK, PETTI DOMINICK HEIRS +				19606/ 407		12/21/2012		U	1	165,000		10	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
				19263/ 58		05/17/2012		U	1	100		F	2017	101	112,400		2016	101	111,200		2015	101	111,200	
				18544/ 135		11/09/2010		U	1	1		A	2017	101	82,400		2016	101	80,000		2015	101	80,000	
				18497/ 184		10/05/2010		U	1	1		A	2017	101	12,100		2016	101	12,100		2015	101	12,100	
				08404/ 0394		05/03/1993		U	1	1		H												
				01818/ 0001		03/09/1946		U	1	0			Total:		206,900		Total:		203,300		Total:		203,300	

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) 112,100 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 12,100 Appraised Land Value (Bldg) 85,100 Special Land Value 0 Total Appraised Parcel Value 209,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 209,300																	
NBHD/ SUB		NBHD Name														Street Index Name		Tracing		Batch	
0001/A																		101		MA	

NOTES												HST NOT HEAT PL 276 PG 31 INCREASE TO 18000 SQFT											

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				
										05/05/2005			311	3	MEAS+INSPCTD				
										07/14/1992			131	14	INSPECTED				
										04/01/1992			107	2	MEASURED				
										10/12/1990			131	2	MEASURED				
										06/26/1980			500	3	MEAS+INSPCTD				

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	
																Spec Use	Spec Calc				
1	101	ONE FAM	RC				18,000	SF	4.73	1.0000	5	1.0000	1.00	MA	1.00				1.00	4.73	85,100

Total Card Land Units: 0.41 ACParcel Total Land Area: 0.41 ACTotal Land Value: 85,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	670		
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	7		BRICK	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	2		PLASTER	COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			89.88
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			196,655
AC Type	01		NONE	AYB			1948
Bedrooms	4			EYB			1974
Full Baths	1			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %			43
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			57
Bsmt Garage				Apprais Val			112,100
Units	1			Dep % Ovr			0
WS Flues	1			Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr			0
Fireplaces	1			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	OB	Outbuilding	L	88	7.48	1948	A		AV	60	400
03	GARAGE			L	506	28.18	1958	G		AV	60	10,700
02	SHED/FR			L	200	7.48	2004	A		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,340		17.98	24,088	
FFL	1ST FLOOR	1,340	1,340		89.88	120,438	
HST	HALF STORY	574	1,148		44.94	51,590	
PAT	PATIO	0	117		4.61	539	
Ttl. Gross Liv/Lease Area:		1,914	3,945	2,188		196,655	

