

Property Location: 60 HIGHLANDVIEW AV
Vision ID: 6958

Account # 14A 76 F

MAP ID: 14A/ 76/ F/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/16/2017 12:26

CURRENT OWNER

ROSEBURG SEAN E + KELLY A

60 HIGHLANDVIEW AV

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

293,200

Appraised Value

210,400

82,300

500

293,200

Assessed Value

210,400

82,300

500

293,200

1006

451ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

ROSEBURG SEAN E + KELLY A

TORCIA MICHAEL

BK-VOL/PAGE

20589/ 474

20044/ 368

SALE DATE

02/06/2015

10/03/2013

q/u

Q

U

v/i

I

V

SALE PRICE

292,500

50,000

V.C.

00

1U

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

Total:

Code

101

101

Assessed Value

202,000

80,400

282,400

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

199,900

78,100

278,000

Yr.

2015

2015

Total:

Code

101

101

Assessed Value

195,600

78,100

273,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

210,400

0

500

82,300

0

293,200

C

0

293,200

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NOTES

FY15 PLAN 1109 BK PG 367-98

10000 SF FROM PARCEL 14A-76-E

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

201601624

05/18/2016

62

SOLAR

10,296

03/16/2017

100

03/16/2017

201302788

01/01/2014

2

DWELLING

150,000

05/02/2014

100

05/02/2014

2416 COLONIAL W/AT

03/16/2017

317

15

PERMIT VISIT

11/04/2014

01

400

25

OC VISIT

05/02/2014

105

2

MEASURED

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

8.23

1.0000

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

8.23

82,300

Total Card Land Units:

0.23 AC

Parcel Total Land Area:

0.23 AC

Total Land Value:

82,300

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+		AVG. (+)	FBM Sqft			
Stories	2			Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	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	Adj. Base Rate:		106.97	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	214,693		
Bedrooms	3			AYB	2014		
Full Baths	2			EYB	2015		
Half Baths	1			Dep Code	GD		
Extra Fixtures				Remodel Rating			
Total Rooms	6			Year Remodeled			
Bath Style	G		GOOD	Dep %	2		
Kitchen Style	G		GOOD	Functional Obslnc			
Kitchens	1			External Obslnc			
Extra Kitchens				Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12		CONCRETE	% Complete			
Bsmt Garage				Overall % Cond	98		
Units	1			Apprais Val	210,400		
WS Flues				Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	1			Misc Imp Ovr	0		
				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	96	7.48	2016	A		GD	70	500
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	2015		1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	730		21.39	15,618	
FFL	1ST FLOOR	730	730		106.97	78,090	
GAR	GARAGE	0	456		42.70	19,469	
OFP	OPEN PORCH	0	32		10.03	321	
SFL	2ND FLOOR	922	922		106.97	98,628	
WDK	WOOD DECK	0	168		15.28	2,567	
Ttl. Gross Liv/Lease Area:		1,652	3,038	2,007		214,693	

