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:** 12/06/2018 10:13

CURRENT OWNER

COTE NATHAN D
COTE MELANIE A
45 HIGHLANDVIEW AV

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

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#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	134,200	134,200
RES LAND	101	85,100	85,100
RESIDNTL.	101	11,700	11,700
		Total 231,000	231,000

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
COTE NATHAN D	19606/ 407	12/21/2012	U	I	165,000	1O
LANGONE MICHELE R ,	19263/ 58	05/17/2012	U	I	100	F
LANGONE MICHELE R LIFE ESTATE ,LANGONE M	18544/ 135	11/09/2010	U	I	1	A
LANGONE MICHELE R,	18497/ 184	10/05/2010	U	I	1	A
LANGONE FRANK,	08404/ 0394	05/03/1993	U	I	1	H
PETTI DOMINICK HEIRS +	01818/ 0001	03/09/1946	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	101	112,100	2017	101	112,400	2016	101	111,200
2018	101	85,100	2017	101	82,400	2016	101	80,000
2018	101	12,100	2017	101	12,100	2016	101	12,100
Total:		209,300	*Total:*		206,900	*Total:*		203,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	134,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	11,700
Appraised Land Value (Bldg)	85,100
Special Land Value	0
Total Appraised Parcel Value	231,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	231,000

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

PL 276 PG 31 INCREASE TO 18000 SQFT

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
05/09/2018			333	2	MEASURED
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

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
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 AC | **Parcel Total Land Area:** 0.41 AC | **Total Land Value:** 85,100

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:** 12/06/2018 10:13

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.50		1 1/2 STORIES
Foundation	1		CONCRETE
Exterior Wall 1	7		BRICK
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2	2		PLASTER
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	1		OIL
Heat Type	3		FORCED H/W
AC Type	01		NONE
Bedrooms	4		
Full Baths	1		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	7		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues	1		
FBM Quality	1		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

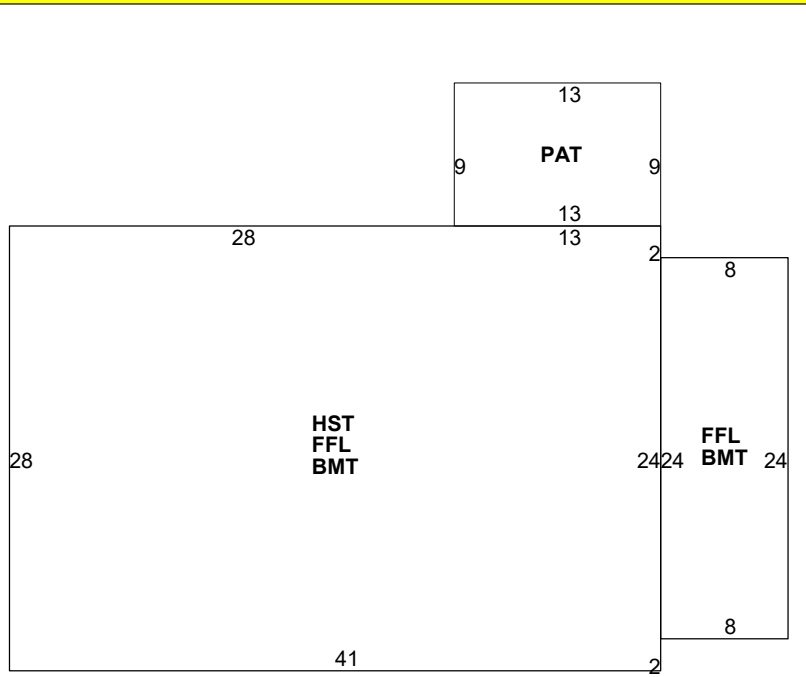
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	670		
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	97.38
Replace Cost	213,065
AYB	1948
EYB	1981
Dep Code	AG
Remodel Rating	
Year Remodeled	
Dep %	37
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	63
Apprais Val	134,200
Dep % Ovr	0
Dep Ovr Comment	
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
03	GARAGE	OB	Outbuilding	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		19.48	26,098
FFL	1ST FLOOR	1,340	1,340		97.38	130,488
HST	HALF STORY	574	1,148		48.69	55,895
PAT	PATIO	0	117		4.99	584
	Ttl. Gross Liv/Lease Area:	1,914	3,945	2,188		213,065