

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																							
GERACI JOHN R GERACIE PAULINE L 27 HIGHLANDVIEW AVE EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code		Appraised Value		Assessed Value																	
												RESIDENTL.		101		140,300		140,300																	
												RES LAND		101		84,200		84,200																	
												RESIDENTL.		101		20,800		20,800																	
SUPPLEMENTAL DATA																																			
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378074_2852905						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																													
Total																				245,300		245,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																						
GERACI JOHN R				05704/ 0275		10/24/1984		U	I	12,000		G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value												
													2018	101	139,400		2017	101	136,200		2016	101	134,800												
													2018	101	84,200		2017	101	82,100		2016	101	79,700												
													2018	101	20,800		2017	101	20,800		2016	101	20,800												
Total:												244,400		Total:		239,100		Total:		235,300															
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 VALUE SUMMARY																							
NBHD/ SUB		NBHD Name				Street Index Name		Tracing		Batch														Appraised Bldg. Value (Card)											
0001/A								101		MA														Appraised XF (B) Value (Bldg)											
NOTES												Appraised OB (L) Value (Bldg)																							
												Appraised Land Value (Bldg)																							
												Special Land Value																							
												Total Appraised Parcel Value																							
												Valuation Method:																							
												Adjustment:																							
												Net Total Appraised Parcel Value																							
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															
224		09/01/1989		MN	Manual Note		3,500			0			FGR		05/09/2018			333	2	MEASURED															
289		01/01/1984		MN	Manual Note		0			0			DWELLING		05/05/2005			311	3	MEAS-INSPECTD															
															01/09/1991			107	15	PERMIT VISIT															
															10/12/1990			131	2	MEASURED															
															01/29/1990			105	15	PERMIT VISIT															
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				15,000	SF	5.61	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	5.61		84,200										
Total Card Land Units:										0.34 AC		Parcel Total Land Area:0.34 AC						Total Land Value:								84,200									

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	552		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	12		BOARD+BATT	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:			118.96
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL	Replace Cost			187,130
Heat Type	3		FORCED H/W	AYB			1984
AC Type	01		NONE	EYB			1993
Bedrooms	3			Dep Code			AG
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			25
Total Rooms	7			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			75
Basement Floor	12		CONCRETE	Apprais Val			140,300
Bsmt Garage	2			Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			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
03	GARAGE	OB	Outbuilding	L	780	28.18	1989	A		AV	60	13,200
03	GARAGE	OB	Outbuilding	L	440	28.18	1989	A		AV	60	7,400
02	SHED/FR			L	48	7.48	1989	A		FR	50	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
EFP	ENCL PORCH	0	168		35.41	5,948	
FFL	1ST FLOOR	1,232	1,232		118.96	146,563	
LLV	LOWR LEVEL	0	1,104		29.74	32,834	
PAT	PATIO	0	168		5.66	952	
WDK	WOOD DECK	0	48		17.35	833	
Ttl. Gross Liv/Lease Area:		1,232	2,720	1,573		187,130	

