

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
GERACI JOHN GERACI PAULINE 27 HIGHLANDVIEW AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	177500		177,500																								
												RES LAND		101	83300		83,300																								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	21300		21,300																								
				SUPPLEMENTAL DATA																																					
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																	
GIS ID F_378042_2853047												Total		282,100		282,100																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
GERACI JOHN LANGONE,FRANK LANGONE FRANK, PETTI DOMINICK HEIRS +				14329		0031		07-07-2004		U		V		82,000		1		2019		101		172,900		2018		101		162,200		2017		101		156,000							
				8974		0103		10-20-1994		U		V		100		1A																									
				08404		0394		05-03-1993		U		V		1		1																									
				02189		0286		07-31-1952		U		I		0																											
																Total		275100		Total		264400		Total		256400															
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int																	
				Total		0.00																																			
ASSESSING NEIGHBORHOOD																																									
Nbhd				Nbhd Name				B				Tracing				Batch																									
0001								101				MA																													
NOTES																																									
32` X 26` COLONIAL WITH DETACHED GARAGE														SHOULD HAVE BEEN ASSESSED AS BLD LOT																											
GAS WOOD STOVE (FINISHED ROOM ABOVE														FY14 ABT ON LAND VAL ONLY-DENIED																											
GARAGE, NOT VERIFIED) FY13 GARAGE VAL																																									
INC. DUE TO DEP TABLE AND % CORRECTED																																									
TO REFLECT GAR CONSTRUCTION COMPLETE.																																									
FY08-10 LAND INCORRECT-ASSESSED AS UNBLE																																									
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													
372		11-13-2006		2		DWELLING		158,000								SEE NOTES		03-09-2012 11-09-2007 12-21-2006 12-21-2006 06-27-1980						317 317 311 311 500		16 14 15 2 14		FIELDREV CHG INSPECTED PERMIT VISIT MEASURED INSPECTED													
LAND LINE VALUATION SECTION																																									
B		Use Co		Description		Zone		D		Fronta		Depth		Land Units		Unit Price		I. Fact		S.A.		Ac Di		C. Fact		St. Idx		Adj		Notes		Special Pricing		Size A		Adj Unit Pric		Land Value			
1		101		ONE FAM		RC								6,000		SF		13.89		1.000		5		LAND		1.00		MA		1.00				0		1.000		13.89		83,300	
Total Card Land Units														0.138		AC		Parcel Total Land Area:				0.1377		Total Land Value										83,300							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	96.69	
Interior Floor 2	4	CARPET	RCN	195,079	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	2006	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	9	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	91	
Extra Kitchen St			RCNLD	177,500	
FBM Sqft	591		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
04	GARAGE/L			L	660	30.48	2006	70	0.00	GD	V	1.50	21,100
22	WOOD DK			L	24	9.20	2007	70	0.00	GD	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	844		23.47	19,813	
FFL	1ST FLOOR	808	808		117.24	94,726	
HST	HALF STORY	156	312		58.62	18,289	
OPF	OPEN PORCH	0	108		11.94	1,290	
SFL	2ND FLOOR	520	520		117.24	60,962	
Ttl Gross Liv / Lease Area		1,484	2,592	1,664		195,079	

