

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GIOIELLA GIOVANNI GIOIELLA PASQUALINA 40 HIGHLANDVIEW AVE. EAST LONGMEADOW MA 01028 GIS ID F_377842_2852893												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	188200		188,200												
												RES LAND		101	84800		84,800												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1100		1,100												
				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#																					
				Total										274,100		274,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
GIOIELLA GIOVANNI				6078 0385		05-07-1986		U		V		12,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
																2019	101	183,700	2018	101	172,000	2017	101	169,200					
																	101	82,300		101	82,300		101	80,400					
																	101	1,100		101	1,100		101	1,100					
														Total		267100		Total		255400		Total		250700					
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																													
POOR WTR PRESSURE														Appraised BLDG. Value (Card)										188,200					
														Appraised Xf (B) Value (Bldg)										0					
														Appraised Ob (B) Value (Bldg)										1,100					
														Appraised Land Value (Bldg)										84,800					
														Special Land Value										0					
														Total Appraised Parcel Value										274,100					
														Valuation Method										C					
														Adjustment															
														Net Total Appraised Parcel Value										274,100					
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	
201502993		11-30-2015		20		WOOD STOVE		4,000		06-03-2016		100		06-03-2016				06-03-2016						317		15		PERMIT VISIT	
																		11-10-2005						311		3		MEAS+INSPCTD	
																		06-08-2005						250		22		MAILER SENT	
																		05-05-2005						311		1		LEFT NOTICE	
																		07-10-1992						131		14		INSPECTED	
																		07-08-1992						107		2		MEASURED	
																		04-01-1992						107		22		MAILER SENT	
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				10,000	SF	8.48	1.000	5	LAND	1.00	MA	1.00					0			1.000	8.48	84,800			
Total Card Land Units								0.230	AC	Parcel Total Land Area: 0.2296								Total Land Value										84,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
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	4	CARPET	Adj Base Rate	94.55	
Interior Floor 2			RCN	232,400	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1986	
AC Type	03	FULL	Effective Year Built	1999	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	19	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St			RCNLD	188,200	
FBM Sqft	728		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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
02	SHED/FR			L	192	7.48	1991	60	0.00	AV	A	1.00	900
40	LEAN-TO			L	64	5.75	1991	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,538	1,538		119.86	184,338	
LLV	LOWR LEVEL	0	1,456		29.96	43,627	
PAT	PATIO	0	196		6.12	1,199	
WDK	WOOD DECK	0	196		16.51	3,236	
Ttl Gross Liv / Lease Area		1,538	3,386	1,939		232,400	

