

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FALCONER DAVID 9 HIGHLANDVIEW AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	94200		94,200												
												RES LAND		101	87300		87,300												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	9700		9,700												
				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_378349_2852721												Total		191,200		191,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FALCONER DAVID QUACKENBUSH,JAMES K MULCAHY FRANCIS J III +, COPPOLA FELIX M CARTER				17526		0505		10-29-2008		U		I		188,000				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				13771		0370		11-12-2003		U		I		152,000				2019		101	98,400	2018	101	90,800	2017	101	91,000		
				09484		0201		05-14-1996		U		I		100,000						101	84,800		101	84,800		101	82,700		
				07292		0307		10-12-1989		U		I		1		1F				101	9,700		101	9,700		101	9,700		
				6760		0400		02-23-1988		U		I		1		1F		Total		192900		Total		185300		Total		183400	
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																													
																Appraised BLDG. Value (Card) 94,200													
																Appraised Xf (B) Value (Bldg) 0													
																Appraised Ob (B) Value (Bldg) 9,700													
																Appraised Land Value (Bldg) 87,300													
																Special Land Value 0													
																Total Appraised Parcel Value 191,200													
																Valuation Method C													
																Adjustment													
																Net Total Appraised Parcel Value 191,200													
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	
201202639		06-29-2012		5		DEMOLITION		0								SHED		07-19-2019						334		2		MEASURED	
201102792		10-18-2011		25		WINDOWS		2,220								6 REPLACEMENT		07-20-2012						317		15		PERMIT VISIT	
																		04-06-2012						317		15		PERMIT VISIT	
																		04-14-2004						318		14		INSPECTED	
																		03-16-2004						311		2		MEASURED	
																		04-21-1992						131		14		INSPECTED	
																		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				16,850	SF	5.18	1.000	5	LAND	1.00	MA	1.00					0		1.000	5.18	87,300				
Total Card Land Units								0.387	AC	Parcel Total Land Area: 0.3868				Total Land Value								87,300							

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	7	BRICK	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		98.55
Interior Floor 1	3	HARDWOOD	RCN		165,277
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1949
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		94,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	528	30.48	1970	60	0.00	AV	A	1.00	9,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	832		22.52	18,740	
EPF	ENCL PORCH	0	108		33.45	3,613	
FFL	1ST FLOOR	832	832		112.89	93,928	
HST	HALF STORY	416	832		56.45	46,964	
OPF	OPEN PORCH	0	24		9.41	226	
PAT	PATIO	0	319		5.66	1,806	
Ttl Gross Liv / Lease Area		1,248	2,947	1,464		165,277	

