

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	184800		184,800																
												RES LAND		101	83300		83,300																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	21300		21,300																
				SUPPLEMENTAL DATA								Total		289,400		289,400																	
GIS ID F_378042_2853047 Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
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		2020		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				8974		0103		10-20-1994		U		V		100		1A				177,500		2019		101		172,900		2018		101		162,200	
				08404		0394		05-03-1993		U		V		1		1				83,300				101		80,900				101		80,900	
				02189		0286		07-31-1952		U		I		0						21,300				101		21,300				101		21,300	
				Total												282100		Total		275100		Total		264400									
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						317		16		FIELDREV CHG					
																		11-09-2007						317		14		INSPECTED					
																		12-21-2006						311		15		PERMIT VISIT					
																		12-21-2006						311		2		MEASURED					
																		06-27-1980						500		14		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	102.87	
Interior Floor 2	4	CARPET	RCN	205,363	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	2006	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	10	
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	90	
Extra Kitchen St			RCNLD	184,800	
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		24.71	20,857	
FFL	1ST FLOOR	808	808		123.42	99,720	
HST	HALF STORY	156	312		61.71	19,253	
OPF	OPEN PORCH	0	108		12.57	1,358	
SFL	2ND FLOOR	520	520		123.42	64,176	
Ttl Gross Liv / Lease Area		1,484	2,592	1,664		205,363	

