

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
COTE NATHAN D COTE MELANIE A 45 HIGHLANDVIEW AV EAST LONGMEADOW MA 01028 GIS ID F_377936_2852997 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	145900				145,900				
												RES LAND		101	87800				87,800				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11700				11,700				
				SUPPLEMENTAL DATA								Total		245,400		245,400							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				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)							
COTE NATHAN D LANGONE MICHELE R , LANGONE MICHELE R LIFE ESTATE ,LANG LANGONE MICHELE R, LANGONE FRANK,				19606	0407	12-21-2012	U	I			165,000		1										
				19263	0058	05-17-2012	U	I			100		1F										
				18544	0135	11-09-2010	U	I			1		1A										
				18497	0184	10-05-2010	U	I			1		1A										
				08404	0394	05-03-1993	U	I			1		1										
												Total		237600		Total		231000		Total		209300	
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																							
PL 276 PG 31 INCREASE TO 18000 SQFT												Appraised BLDG. Value (Card)										145,900	
												Appraised Xf (B) Value (Bldg)										0	
												Appraised Ob (B) Value (Bldg)										11,700	
												Appraised Land Value (Bldg)										87,800	
												Special Land Value										0	
												Total Appraised Parcel Value										245,400	
												Valuation Method										C	
												Adjustment											
												Net Total Appraised Parcel Value										245,400	
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					
													05-09-2018			333	2	MEASURED					
													05-05-2005			311	3	MEAS+INSPCTD					
													07-14-1992			131	14	INSPECTED					
													04-01-1992			107	2	MEASURED					
													10-12-1990			131	2	MEASURED					
													06-26-1980			500	3	MEAS+INSPCTD					
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				18,000 SF	4.88	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.88	87,800		
Total Card Land Units							0.413	AC	Parcel Total Land Area: 0.4132							Total Land Value							87,800

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	
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	2	PLASTER	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	93.77	
Interior Floor 2	4	CARPET	RCN	231,532	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1948	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		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	63	
Extra Kitchen St			RCNLD	145,900	
FBM Sqft	670		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	506	28.18	1958	60	0.00	AV	G	1.25	10,700
02	SHED/FR			L	200	7.48	2004	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,340		21.16	28,359	
FFL	1ST FLOOR	1,340	1,340		105.82	141,797	
HST	HALF STORY	574	1,148		52.91	60,740	
PAT	PATIO	0	117		5.43	635	
Ttl Gross Liv / Lease Area		1,914	3,945	2,188		231,532	

