

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
GERACI JOHN R GERACIE PAULINE L 27 HIGHLANDVIEW AVE EAST LONGMEADOW MA 01028 GIS ID F_378074_2852905										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	147500				147,500							
												RES LAND		101	86700				86,700							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	20800				20,800							
				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		255,000		255,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
GERACI JOHN R				05704	0275	10-24-1984	U	I	12,000	1	Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed				
											2020	101	144,100	2019	101	140,300	2018	101	139,400							
	101	86,700		101	84,200		101	84,200																		
	101	20,800		101	20,800																					
		Total		251600		Total		245300		Total		244400														
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												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 147,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,800 Appraised Land Value (Bldg) 86,700 Special Land Value 0 Total Appraised Parcel Value 255,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 255,000														
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						101		MA																		
NOTES																										
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	
224		09-01-1989		MN		Manual Note		3,500								FGR		05-09-2018					333	2	MEASURED	
289		01-01-1984		MN		Manual Note										DWELLING		05-05-2005					311	3	MEAS+INSPCTD	
																		01-09-1991					107	15	PERMIT VISIT	
																		10-12-1990					131	2	MEASURED	
																		01-29-1990					105	15	PERMIT VISIT	
																		12-14-1985					500	15	PERMIT VISIT	
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				15,000	SF	5.78	1.000	5	LAND	1.00	MA	1.00				0		1.000	5.78	86,700		
								Total Card Land Units		0.344	AC	Parcel Total Land Area:		0.3444												
																Total Land Value								86,700		

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	2	CLAPBOARD	Code	Description	
Exterior Wall 2	12	BOARD+BATT	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	3	HARDWOOD	Adj Base Rate		108.18
Interior Floor 2	4	CARPET	RCN		201,995
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1984
AC Type	01	NONE	Effective Year Built		1991
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
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		73
Extra Kitchen St			RCNLD		147,500
FBM Sqft	552		Dep % Ovr		
FBM Quality	3		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	780	28.18	1989	60	0.00	AV	A	1.00	13,200
03	GARAGE	OB	Outbuildi	L	440	28.18	1989	60	0.00	AV	A	1.00	7,400
02	SHED/FR			L	48	7.48	1989	50	0.00	FR	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
EFP	ENCL PORCH	0	168		38.22	6,421	
FFL	1ST FLOOR	1,232	1,232		128.41	158,206	
LLV	LOWR LEVEL	0	1,104		32.10	35,442	
PAT	PATIO	0	168		6.11	1,027	
WDK	WOOD DECK	0	48		18.73	899	
Ttl Gross Liv / Lease Area		1,232	2,720	1,573		201,995	

