

Property Location

52 HIGHLANDVIEW AV

Map ID

14A/ 75/ 242/ /

Bldg Name

State Use

101

Vision ID

355

Account #

363

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 9:32:16 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
PECKHAM PATRICIA A 52 HIGHLANDVIEW AV EAST LONGMEADOW MA 01028 GIS ID F_377660_2853016		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	270400	270,400				
						RES LAND	101	85600	85,600				
						RESIDNTL.	101	1100	1,100				
		DRAINAGE		VIEW	COMMUNITY								
		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				357,100	357,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PECKHAM PATRICIA A PECKHAM TERRY LAMBERT BRIAN P CARABETTA,MICHAEL CARABETTA JOSEPH N + NANCY J,		23393	383	08-31-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		21545	0552	01-25-2017	Q	I	338,000	00	2020	101	262,600	2019	101	255,700	2018	101	237,200
		14867	0381	03-09-2005	U	I	310,000			101	85,600		101	83,000		101	83,000
		14395	0438	08-04-2004	U	V	80,000	1A		101	1,100		101	1,600		101	3,600
		07091	0587	02-07-1989	U	I	1	1A	Total		349300	Total		340300	Total		323800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value
Total			0.00						
ASSESSING NEIGHBORHOOD									
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
241	08-17-2004	2	DWELLING	120,000				NEAR COMPLETE 1	06-03-2019			400	15	PERMIT VISIT
									07-03-2018			333	3	MEAS+INSPCTD
									05-14-2018			333	2	MEASURED
									02-24-2017			119	3	MEAS+INSPCTD
									03-02-2006			311	3	MEAS+INSPCTD
									02-22-2006			250	22	MAILER SENT
									12-12-2005			311	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				12,000 SF	7.13	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.13	85,600
Total Card Land Units							0.275	AC	Parcel Total Land Area:				0.2755	Total Land Value							85,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	89.56	
Interior Floor 2	4	CARPET	RCN	300,457	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	10	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	270,400	
FBM Sqft	660		Dep % Ovr		
FBM Quality	4		Dep Ovr Comment		
Fireplaces	0		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
19	PATIO			L	324	5.75	2004	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		23.39	21,896	
CFL	CATHEDRAL CE	130	130		120.69	15,690	
FFL	1ST FLOOR	836	836		117.09	97,889	
GAR	GARAGE	0	484		46.93	22,716	
SFL	2ND FLOOR	806	806		117.09	94,376	
TQS	3/4 STORY	363	484		87.82	42,504	
WDK	WOOD DECK	0	327		16.47	5,386	
Ttl Gross Liv / Lease Area		2,135	4,003	2,566		300,457	

