

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	99500		99,500										
												RES LAND		101	87300		87,300										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	9700		9,700										
				SUPPLEMENTAL DATA								Total		196,500		196,500											
GIS ID F_378349_2852721 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)											
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				2020		101	94,200	2019	101	98,400	2018	101	90,800		
				09484 0201		05-14-1996		U		I		100,000						101	87,300		101	84,800		101	84,800		
				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		191200		Total		192900		Total		185300			
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) 99,500											
																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 196,500											
																Valuation Method C											
																Adjustment											
																Net Total Appraised Parcel Value 196,500											
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	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	104.84	
Interior Floor 2	4	CARPET	RCN	174,486	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1949	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	4		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	57	
Extra Kitchen St			RCNLD	99,500	
FBM Sqft			Dep % Ovr		
FBM Quality			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
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		23.78	19,785
EPF	ENCL PORCH	0	108		35.31	3,814
FFL	1ST FLOOR	832	832		119.18	99,161
HST	HALF STORY	416	832		59.59	49,581
OPF	OPEN PORCH	0	24		9.93	238
PAT	PATIO	0	319		5.98	1,907
Ttl Gross Liv / Lease Area		1,248	2,947	1,464		174,486

