

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	192500		192,500																	
												RES LAND		101	90100		90,100																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	21300		21,300																	
				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#																										
GIS ID F_378042_2853047												Total		303,900		303,900																		
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		2021		101		184,800		2020		101		177,500		2019		101		172,900		
				08974 0103		10-20-1994		U		V		100		1A				101		83,300		101		83,300		101		80,900						
				08404 0394		05-03-1993		U		V		1		1				101		21,300		101		21,300		101		21,300						
				02189 0286		07-31-1952		U		I		0																						
																Total		289,400		Total		282,100		Total		275,100								
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																																		
Special Land Value																		0																
Total Appraised Parcel Value																		303,900																
Valuation Method																		C																
Adjustment																																		
Net Total Appraised Parcel Value																		303,900																
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	15.01	1.000	5	LAND	1.00	MA	1.00				0		1.000	15.01	90,100										
Total Card Land Units																		0.14	AC	Parcel Total Land Area:			0.14	Total Land Value										90,100

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	108.01	
Interior Floor 2	4	CARPET	RCN	213,916	
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	192,500	
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		25.74	21,726	
FFL	1ST FLOOR	808	808		128.56	103,873	
HST	HALF STORY	156	312		64.28	20,055	
OPF	OPEN PORCH	0	108		13.09	1,414	
SFL	2ND FLOOR	520	520		128.56	66,849	
Ttl Gross Liv / Lease Area		1,484	2,592	1,664		213,916	

