

Property Location

27 HIGHLANDVIEW AV

Map ID

14A/ 69/ 189/ /

Bldg Name

State Use

101

Vision ID

348

Account #

356

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:06:10

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
GERACI JOHN R GERACIE PAULINE L 27 HIGHLANDVIEW AVE EAST LONGMEADOW MA 01028 GIS ID F_378074_2852905		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	167600	167,600										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	102900	102,900										
										RESIDNTL.	101	20800	20,800										
										Total		291,300	291,300										
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	
														2022	101	153,500	2021	101	147,500	2020	101	144,100	
															101	93,600		101	86,700		101	86,700	
															101	20,800		101	20,800		101	20,800	
										Total		267,900	Total	255,000	Total	251,600							
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							
Nbhd		Nbhd Name		Tracing		Batch										Appraised BLDG. Value (Card)		167,600					
0001				101		MA										Appraised Xf (B) Value (Bldg)		0					
																Appraised Ob (B) Value (Bldg)		20,800					
																Appraised Land Value (Bldg)		102,900					
																Special Land Value		0					
																Total Appraised Parcel Value		291,300					
																Valuation Method		C					
																Adjustment							
																Net Total Appraised Parcel Value		291,300					
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	6.86	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.86	102,900		
							Total Card Land Units	0.34	AC	Parcel Total Land Area: 0.34												Total Land Value	102,900

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	122.81	
Interior Floor 2	4	CARPET	RCN	229,552	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1984	
AC Type	01	NONE	Effective Year Built	1994	
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	167,600	
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		71.29	11,977	
FFL	1ST FLOOR	1,232	1,232		142.58	175,657	
LLV	LOWR LEVEL	0	1,104		35.64	39,352	
PAT	PATIO	0	168		6.79	1,141	
WDK	WOOD DECK	0	48		29.70	1,426	
Ttl Gross Liv / Lease Area		1,232	2,720			229,552	

