

Property Location

40 HIGHLANDVIEW AV

Map ID

14A/ 73A/ 248/ /

Bldg Name

State Use

101

Vision ID

353

Account #

361

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:06:56

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
GIOIELLA GIOVANNI GIOIELLA PASQUALINA 40 HIGHLANDVIEW AVE. EAST LONGMEADOW MA 01028 GIS ID F_377842_2852893		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code						Appraised		Assessed																			
										RESIDNTL.		101						215700		215,700																			
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101						100700		100,700																			
										RESIDNTL.		101						1100		1,100																			
SUPPLEMENTAL DATA										Total		317,500		317,500																									
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10																					
Mailed										Assoc Pid#																													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
GIOIELLA GIOVANNI		06078 0385		05-07-1986		U		V		12,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
														2022		101		202,600		2021		101		195,000		2020		101		188,200									
																101		91,500				101		84,800				101		84,800									
																101		1,100				101		1,100				101		1,100									
Total														295,200		Total		280,900		Total		274,100																	
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																		APPRAISED VALUE SUMMARY																					
Nbhd		Nbhd Name		Tracing		Batch								Appraised BLDG. Value (Card)						215,700																			
0001				101		MA								Appraised Xf (B) Value (Bldg)						0																			
												Appraised Ob (B) Value (Bldg)						1,100																					
												Appraised Land Value (Bldg)						100,700																					
												Special Land Value						0																					
												Total Appraised Parcel Value						317,500																					
												Valuation Method						C																					
												Adjustment																											
												Net Total Appraised Parcel Value						317,500																					
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											
201502993		11-30-2015		20		WOOD STOVE		4,000		06-03-2016		100		06-03-2016				06-03-2016						317		15		PERMIT VISIT											
																		11-10-2005						311		3		MEAS+INSPCTD											
																		06-08-2005						250		22		MAILER SENT											
																		05-05-2005						311		1		LEFT NOTICE											
																		07-10-1992						131		14		INSPECTED											
																		07-08-1992						107		2		MEASURED											
																		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								10,000 SF		10.07		1.000		5		LAND		1.00		MA		1.00				0		1.000		10.07		100,700	
Total Card Land Units														0.23		AC		Parcel Total Land Area:				0.23				Total Land Value										100,700			

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	4	VINYL	Code	Description		Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		114.80	
Interior Floor 1	4	CARPET	RCN		273,043	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1986	
Heat Type	1	FORCED H/A	Effective Year Built		2000	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		21	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		79	
Extra Kitchens	0		RCNLD		215,700	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	728		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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
02	SHED/FR			L	192	7.48	1991	60	0.00	AV	A	1.00	900
40	LEAN-TO			L	64	5.75	1991	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,538	1,538		139.95	215,244	
LLV	LOWR LEVEL	0	1,456		34.99	50,942	
PAT	PATIO	0	196		7.14	1,400	
WDK	WOOD DECK	0	196		27.85	5,458	
Ttl Gross Liv / Lease Area		1,538	3,386			273,043	

