

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

12/12/2022 12:07:14

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	309900	309,900															
					RES LAND	101	101600	101,600															
					RESIDNTL.	101	1100	1,100															
SUPPLEMENTAL DATA					Total				412,600	412,600													
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	0383	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	2022	101	281,700	2021	101	270,400	2020	101	262,600							
	14867	0381	03-09-2005	U	I	310,000			101	92,400		101	85,600		101	85,600							
	14395	0438	08-04-2004	U	V	80,000	1A		101	1,100		101	1,100		101	1,100							
	07091	0587	02-07-1989	U	I	1	1A																
Total								375,200		Total		357,100		Total		349,300							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int	APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 309,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,100 Appraised Land Value (Bldg) 101,600 Special Land Value 0 Total Appraised Parcel Value 412,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 412,600														
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		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	8.47	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.47	101,600		
Total Card Land Units							0.28	AC	Parcel Total Land Area:				0.28	Total Land Value							101,600		

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		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	105.46	
Interior Floor 2	4	CARPET	RCN	344,340	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2011	
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	309,900	
FBM Sqft	660		Dep % Ovr		
FBM Quality	3		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		26.61	24,910	
CFL	CATHEDRAL CE	130	130		137.31	17,850	
FFL	1ST FLOOR	836	836		133.21	111,361	
GAR	GARAGE	0	484		53.39	25,842	
SFL	2ND FLOOR	806	806		133.21	107,365	
TQS	3/4 STORY	363	484		99.91	48,354	
WDK	WOOD DECK	0	327		26.48	8,658	
Ttl Gross Liv / Lease Area		2,135	4,003			344,340	

