

Property Location

45 LONGVIEW DR

Map ID

87/ 34/ 45/ /

Bldg Name

State Use

101

Vision ID

5854

Account #

5936

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:22:34

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GASPERINI MICHAEL J 45 LONGVIEW DR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	180800	180,800													
					RES LAND	101	107000	107,000													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	2700	2,700													
SUPPLEMENTAL DATA					Total					290,500	290,500										
GIS ID F_392553_2852580		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
GASPERINI MICHAEL J		12660	0379	10-07-2002	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed							
GASPERINI MICHAEL J,L A GASPERINI		11515	0487	02-23-2001	U	I	1	1A	2022	101	161,800	2021	101	154,600							
GASPERINI,JOSEPH J		10238	0064	04-13-1998	U	I	1	1A		101	97,300		101	90,000							
GASPERINI,JOSEPH J & LORRAINE A		BK-10	0000	02-12-1998	U	I	1	1A		101	2,700		101	2,700							
GASPERINI JOSEPH J +,		09588	0387	08-13-1996	U	I	107,500														
					Total					261,800	Total	247,300	Total	238,700							
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)					180,800								
0001				101		MA		Appraised Xf (B) Value (Bldg)					0								
								Appraised Ob (B) Value (Bldg)					2,700								
								Appraised Land Value (Bldg)					107,000								
								Special Land Value					0								
								Total Appraised Parcel Value					290,500								
								Valuation Method					C								
								Adjustment													
								Net Total Appraised Parcel Value					290,500								
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							
318	11-25-2003	3	GARAGE	20,000				ADD ON TO GRGE GARAGE	01-31-2014	01		317	24	ABATEMENT VI							
112	05-01-2002	4	ADDITION	7,000					06-21-2005				274	2	MEASURED						
179	01-01-1983	MN	Manual Note						01-14-2005				311	15	PERMIT VISIT						
									02-12-2004				311	15	PERMIT VISIT						
									03-06-2003				274	15	PERMIT VISIT						
									01-18-2000				247	14	INSPECTED						
									12-07-1999				247	2	MEASURED						
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	RA				25,000 SF	4.28	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.28	107,000
Total Card Land Units							0.57	AC	Parcel Total Land Area: 0.57							Total Land Value					107,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	2	CLAPBOARD	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	4	CARPET	Adj Base Rate	98.19	
Interior Floor 2			RCN	317,246	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	5		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	180,800	
FBM Sqft	188		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces			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
22	WOOD DK			L	58	9.20	2004	70	0.00	GD	G	1.25	500
40	LEAN-TO			L	192	5.75	2004	70	0.00	GD	A	1.00	800
41	IMP SHD			L	288	6.90	2006	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	942		20.89	19,677	
FFL	1ST FLOOR	1,347	1,347		104.67	140,987	
GAR	GARAGE	0	1,752		41.88	73,372	
OPF	OPEN PORCH	0	24		8.72	209	
STG	STORAGE	0	1,896		41.84	79,338	
WDK	WOOD DECK	0	176		20.81	3,663	
Ttl Gross Liv / Lease Area		1,347	6,137			317,246	

