

Property Location

60 HIGHLANDVIEW AV

Map ID

14A/ 76/ F/ /

Bldg Name

State Use

101

Vision ID

6958

Account #

6958

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:54:53

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ARROYO JIM FRANCISCO ARROYO CLAUDIA 60 HIGHLANDVIEW AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	277800	277,800												
						RES LAND	101	100700	100,700												
						RESIDNTL.	101	500	500												
		DRAINAGE		VIEW	COMMUNITY																
		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_377569_2853076						Total				379,000	379,000										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ARROYO JIM FRANCISCO STAPLES MATTHEW C ROSEBURG SEAN E + KELLY A TORCIA MICHAEL		23417	0319	09-14-2020	Q	I	378,900	00	Year	Code	Assessed	Year	Code	Assessed							
		22313	0230	08-14-2018	Q	I	335,000	00	2022	101	253,200	2021	101	243,000							
		20589	0474	02-06-2015	Q	I	292,500	00		101	91,500		101	84,800							
		20044	0368	10-03-2013	U	V	50,000	1		101	500		101	500							
		Total						Total		345,200	Total		328,300	Total	318,400						
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) 277,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 100,700 Special Land Value 0 Total Appraised Parcel Value 379,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 379,000												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101																	
NOTES																					
FY15 PLAN 1109 BK PG 367-98 10000 SF FROM PARCEL 14A-76-E																					
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							
201601624	05-18-2016	62	SOLAR	10,296	03-16-2017	100	03-16-2017	2416 COLONIAL W/	03-16-2017	01		317	15	PERMIT VISIT							
201302788	01-01-2014	2	DWELLING	150,000	05-02-2014	100	05-02-2014		11-04-2014			400	25	OC VISIT							
									05-02-2014			105	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	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	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	113.57	
Interior Floor 2	4	CARPET	RCN	289,348	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2014	
AC Type	03	FULL	Effective Year Built	2017	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %	4	
Total Rooms	6		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			Overall % Condition	96	
Extra Kitchen St			RCNLD	277,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2016	96	1.00			0.00	0
02	SHED/FR			L	96	7.48	2016	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	730		28.69	20,944	
FFL	1ST FLOOR	730	730		143.45	104,722	
GAR	GARAGE	0	456		57.26	26,109	
OPF	OPEN PORCH	0	32		13.45	430	
SFL	2ND FLOOR	922	922		143.45	132,265	
WDK	WOOD DECK	0	168		29.03	4,877	
Ttl Gross Liv / Lease Area		1,652	3,038			289,348	

