

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GERACI JOHN GERACI PAULINE 27 HIGHLANDVIEW AVE EAST LONGMEADOW MA 01028 GIS ID F_378042_2853047										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	225900				225,900										
												RES LAND		101	109000				109,000										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	25200				25,200										
				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#																					
												Total		360,100		360,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
GERACI JOHN LANGONE,FRANK LANGONE FRANK, PETTI DOMINICK HEIRS +				14329	0031	07-07-2004	U	V	82,000		1		2023		101	210,200	2022	101	192,500	2021	101	184,800							
				08974	0103	10-20-1994	U	V	100		1A				101	99,100		101	90,100		101	83,300							
				08404	0394	05-03-1993	U	V	1		1				101	21,300		101	21,300		101	21,300							
				02189	0286	07-31-1952	U	I	0																				
														Total		330,600		Total		303,900		Total		289,400					
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int																
Total																													
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 225,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 25,200 Appraised Land Value (Bldg) 109,000 Special Land Value 0 Total Appraised Parcel Value 360,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 360,100													
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	
372		11-13-2006		2		DWELLING		158,000								SEE NOTES		12-01-2021						334		2		MEASURED	
																		03-09-2012						317		16		FIELDREV CHG	
																		11-09-2007						317		14		INSPECTED	
																		12-21-2006						311		15		PERMIT VISIT	
																		12-21-2006						311		2		MEASURED	
																		06-27-1980						500		14		INSPECTED	
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				6,000	SF	18.16	1.000	5	LAND	1.00	MA	1.00				0			1.000	18.16	109,000				
Total Card Land Units								0.14	AC	Parcel Total Land Area: 0.14				Total Land Value								109,000							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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	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	133.72	
Interior Floor 2	4	CARPET	RCN	256,697	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	2006	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	12	
Total Rooms	6		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	88	
Extra Kitchen St			RCNLD	225,900	
FBM Sqft	591		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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
04	GARAGE/L			L	660	36.00	2006	70	0.00	GD	V	1.50	24,900
22	WOOD DK			L	24	15.00	2007	70	0.00	GD	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	844		30.89	26,071	
FFL	1ST FLOOR	808	808		154.27	124,646	
HST	HALF STORY	156	312		77.13	24,065	
OPF	OPEN PORCH	0	108		15.71	1,697	
SFL	2ND FLOOR	520	520		154.27	80,218	
Ttl Gross Liv / Lease Area		1,484	2,592			256,697	

