

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
COTE NATHAN D COTE MELANIE A 45 HIGHLANDVIEW AV EAST LONGMEADOW MA 01028 GIS ID F_377936_2852997 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	184600				184,600							
										RES LAND		101	114700		114,700											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13800				13,800							
				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		313,100		313,100										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
COTE NATHAN D LANGONE MICHELE R , LANGONE MICHELE R LIFE ESTATE ,LANG LANGONE MICHELE R, LANGONE FRANK,				19606	0407	12-21-2012	U	I			165,000		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				19263	0058	05-17-2012	U	I			100		1F		2023	101	169,100	2022	101	152,300	2021	101	145,900			
				18544	0135	11-09-2010	U	I			1		1A			101	104,200		101	94,900		101	87,800			
				18497	0184	10-05-2010	U	I			1		1A			101	11,700		101	11,700		101	11,700			
				08404	0394	05-03-1993	U	I			1		1		Total		285,000		Total		258,900		Total		245,400	
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) 184,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,800 Appraised Land Value (Bldg) 114,700 Special Land Value 0 Total Appraised Parcel Value 313,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 313,100														
Nbhd		Nbhd Name				Tracing				Batch																
0001						101				MA																
NOTES												PL 276 PG 31 INCREASE TO 18000 SQFT														
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	
																		05-09-2018 05-05-2005 07-14-1992 04-01-1992 10-12-1990 06-26-1980					333 311 131 107 131 500	2 3 14 2 2 3	MEASURED MEAS+INSPECTD INSPECTED MEASURED MEASURED MEAS+INSPECTD	
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				18,000	SF	6.37	1.000	5	LAND	1.00	MA	1.00				0			1.000	6.37	114,700	
Total Card Land Units								0.41	AC	Parcel Total Land Area: 0.41								Total Land Value								114,700

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	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	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	2	PLASTER	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		121.90
Interior Floor 2	4	CARPET	RCN		293,080
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1948
AC Type	01	NONE	Effective Year Built		1984
Bedrooms	4		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	7		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		63
Extra Kitchen St			RCNLD		184,600
FBM Sqft	670		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	506	32.00	1958	60	0.00	AV	G	1.25	12,100
02	SHED/FR			L	200	12.00	2004	70	0.00	GD	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,340		26.79	35,898	
FFL	1ST FLOOR	1,340	1,340		133.95	179,491	
HST	HALF STORY	574	1,148		66.97	76,887	
PAT	PATIO	0	117		6.87	804	
Ttl Gross Liv / Lease Area		1,914	3,945			293,080	

