

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
GERACI JOHN R GERACIE PAULINE L 27 HIGHLANDVIEW AVE EAST LONGMEADOW MA 01028 GIS ID F_378074_2852905 Mailed										Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	191500						191,500						
												RES LAND		101	113100						113,100						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	23700						23,700						
SUPPLEMENTAL DATA																											
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY								Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
Total										328,300			328,300														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
GERACI JOHN R				05704	0275	10-24-1984	U	I	12,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
											2024	101	179,800	2023	101	167,600	2022	101	153,500								
												101	113,100		101	102,900		101	93,600								
												101	23,700		101	20,800		101	20,800								
Total										316,600		Total			291,300		Total			267,900							
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) 191,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 23,700 Appraised Land Value (Bldg) 113,100 Special Land Value 0 Total Appraised Parcel Value 328,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 328,300														
Total																											
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name			Tracing			Batch																			
0001					101			MA																			
NOTES																											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage	2		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	2	CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	12	BOARD+BATT	101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		147.79	
Interior Floor 1	3	HARDWOOD	RCN		269,770	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1984	
Heat Type	3	FORCED H/W	Effective Year Built		1992	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		29	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		71	
Extra Kitchens	0		RCNLD		191,500	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	552		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	1		Cost to Cure Ovr Comment			
WS Flues	1					

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	780	32.00	1989	60	0.00	AV	A	1.00	15,000
03	GARAGE	OB	Outbuildi	L	440	32.00	1989	60	0.00	AV	A	1.00	8,400
02	SHED/FR			L	48	12.00	1989	50	0.00	FR	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
EFP	ENCL PORCH	0	168		83.78	14,075	
FFL	1ST FLOOR	1,232	1,232		167.56	206,433	
LLV	LOWR LEVEL	0	1,104		41.89	46,246	
PAT	PATIO	0	168		7.98	1,340	
WDK	WOOD DECK	0	48		34.91	1,676	
Ttl Gross Liv / Lease Area		1,232	2,720			269,770	

