Property Location 21 HIGHLANDVIEW AV | Map ID 14A/ 70/ 0/ / | Bldg Name | State Use 101
Vision ID 350 | Account # 358 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/18/2024 6:26:19 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
LYONS MICHAEL J TR				
LYONS MATTHEW C TR	TOPO WET	EASEMENT	TRAFFIC	CORNER
21 HIGHLANDVIEW AV	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_378167_2852843

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	179300	179,300
RES LAND	101	109700	109,700
Total		289,000	289,000

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LYONS MICHAEL J TR	25467	0202	06-25-2024	U	I	10	1A
LYONS RICHARD C	11000	0106	11-15-1999	U	I	89,000	1
HOAGUE,ROBERT HEIRS & DEVISEES O	08944	0581	09-19-1994	U	I	1	1A
HOAGUE ROBERT TRUSTEE UND	08073	0173	06-09-1992	U	I	1	1A
HOAGUE ROBERT + RALPHALIN	02323	0188	07-16-1954	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	166,100	2023	101	153,000	2022	101	136,000
	101	109,700		101	99,700		101	90,600
	Total	275,800		Total	252,700		Total	226,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	179,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	109,700
Special Land Value	0
Total Appraised Parcel Value	289,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	289,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-271	04-14-2023	91	INSULATION	6,000		0		
201301360	04-19-2013	7	REMODEL	45,000				BATH ENLARGE &

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-31-2014			317	15	PERMIT VISIT
05-31-2013			317	15	PERMIT VISIT
07-19-2006			250	6	INFO BY PHON
06-08-2005			250	22	MAILER SENT
05-05-2005			311	2	MEASURED
10-12-1990			131	3	MEAS+INSPCTD
06-26-1980			500	3	MEAS+INSPCTD

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				7,500	SF	14.62	1.000	5	LAND	1.00	MA	1.00			0			1.000	14.62	109,700
						Total Card Land Units	0.17	AC	Parcel Total Land Area:	0.17												Total Land Value	109,700

Property Location 21 HIGHLANDVIEW AV | Map ID 14A/ 70/ 0/ / | Bldg Name | State Use 101
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CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	2	
Full Baths	1	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	4	
Bath Style	G	GOOD
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	714	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues	1	

CONSTRUCTION DETAIL (CONTINUED)

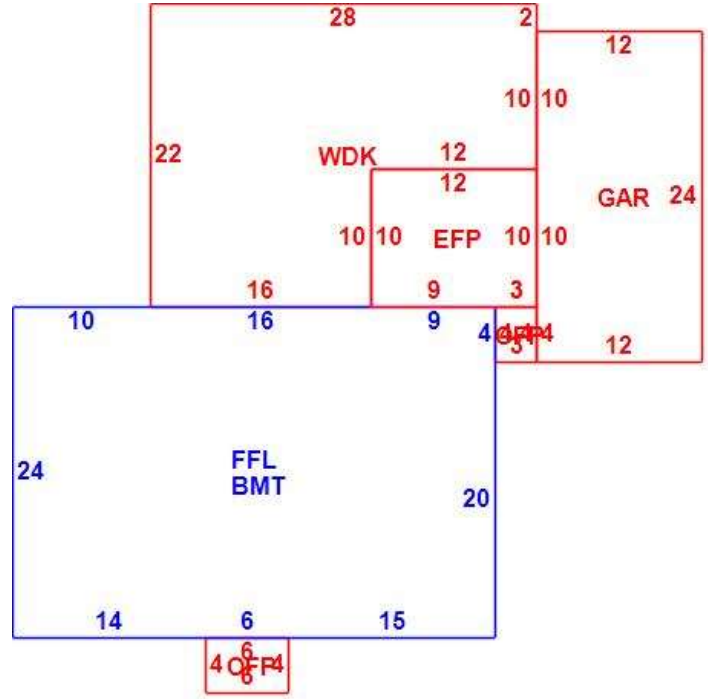
Element	Cd	Description
Central Vac	0	NO
Basement Floor		
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	157.06
RCN	232,827
Net Other Adj	
Year Built	1954
Effective Year Built	1998
Depreciation Code	GV
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	77
RCNLD	179,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	840		36.21	30,416
EFP	ENCL PORCH	0	120		90.52	10,863
FFL	1ST FLOOR	840	840		181.05	152,080
GAR	GARAGE	0	288		72.29	20,820
OFP	OPEN PORCH	0	36		20.12	724
WDK	WOOD DECK	0	496		36.14	17,924
	Ttl Gross Liv / Lease Area	840	2,620			232,827