

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
FALCONER DAVID 9 HIGHLANDVIEW AVE EAST LONGMEADOW MA 01028 GIS ID F_378349_2852721 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	137300		137,300													
												RES LAND		101	114100		114,100													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11400		11,400													
				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		262,800		262,800														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
FALCONER DAVID QUACKENBUSH,JAMES K MULCAHY FRANCIS J III +, COPPOLA FELIX M CARTER				17526 0505		10-29-2008		U		I		188,000				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				13771 0370		11-12-2003		U		I		152,000				2024		101	126,700	2023		101	116,100	2022		101	103,800			
				09484 0201		05-14-1996		U		I		100,000						101	114,100			101	103,800			101	94,400			
				07292 0307		10-12-1989		U		I		1		1F				101	11,400			101	9,700			101	9,700			
				06760 0400		02-23-1988		U		I		1		1F		Total		252,200		Total		229,600		Total		207,900				
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								
				Total																		Appraised BLDG. Value (Card) 137,300								
ASSESSING NEIGHBORHOOD										Appraised Xf (B) Value (Bldg) 0																				
Nbhd		Nbhd Name								Tracing				Batch		Appraised Ob (B) Value (Bldg) 11,400														
0001										101				MA		Appraised Land Value (Bldg) 114,100														
NOTES										Special Land Value 0																				
										Total Appraised Parcel Value 262,800																				
										Valuation Method C																				
										Adjustment																				
										Net Total Appraised Parcel Value										262,800										
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		
201202639		06-29-2012		5		DEMOLITION		0								SHED		07-19-2019						334		2		MEASURED		
201102792		10-18-2011		25		WINDOWS		2,220								6 REPLACEMENT		07-20-2012						317		15		PERMIT VISIT		
																		04-06-2012						317		15		PERMIT VISIT		
																		04-14-2004						318		14		INSPECTED		
																		03-16-2004						311		2		MEASURED		
																		04-21-1992						131		14		INSPECTED		
																		04-01-1992						107		22		MAILER SENT		
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				16,850		SF	6.77		1.000	5	LAND	1.00	MA	1.00			0				1.000	6.77		114,100		
Total Card Land Units								0.39		AC	Parcel Total Land Area: 0.39								Total Land Value										114,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	7	BRICK	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		147.96	
Interior Floor 1	3	HARDWOOD	RCN		240,869	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1949	
Heat Type	3	FORCED H/W	Effective Year Built		1978	
AC Type	01	NONE	Depreciation Code		AV	
Bedrooms	2		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	0		Functional Obsol			
Total Rooms	4		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		137,300	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	0		Cost to Cure Ovr Comment			
WS Flues						

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	528	36.00	1970	60	0.00	AV	A	1.00	11,400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	832		32.34	26,907
EPF	ENCL PORCH	0	108		81.05	8,753
FFL	1ST FLOOR	832	832		162.09	134,861
HST	HALF STORY	416	832		81.05	67,430
OPF	OPEN PORCH	0	24		13.51	324
PAT	PATIO	0	319		8.13	2,593
Ttl Gross Liv / Lease Area		1,248	2,947			240,869

