

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
GERACI JOHN ROSARIO 27 HIGHLANDVIEW AV EAST LONGMEADOW MA 01028 GIS ID F_378074_2852905 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	214100						214,100										
												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 Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
												Total		350,900		350,900															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
GERACI JOHN ROSARIO				25649 0440		11-12-2024		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
GERACI PAULINE L				25649 0198		11-12-2024		U		I		0		1A		2025	101	191,500	2024	101	179,800	2023	101	167,600							
GERACI JOHN R				05704 0275		10-24-1984		U		I		12,000		1			101	113,100		101	113,100		101	102,900							
																	101	23,700		101	23,700		101	20,800							
				Total												Total	328,300	Total	316,600	Total	291,300										
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																					
Nbhd		Nbhd Name						Tracing			Batch			Appraised BLDG. Value (Card)										214,100							
0001								101			MA			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										350,900	
																				Valuation Method										C	
																				Adjustment											
																				Net Total Appraised Parcel Value										350,900	
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			
224		09-01-1989		MN		Manual Note		3,500								FGR		03-27-2025						334		2		MEASURED			
289		01-01-1984		MN		Manual Note										DWELLING		05-09-2018						333		2		MEASURED			
																		05-05-2005						311		3		MEAS+INSPCTD			
																		01-09-1991						107		15		PERMIT VISIT			
																		10-12-1990						131		2		MEASURED			
																		01-29-1990						105		15		PERMIT VISIT			
																		12-14-1985						500		15		PERMIT VISIT			
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				15,000 SF		7.54	1.000	5	LAND	1.00	MA	1.00			0			1.000		7.54		113,100					
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34				Total Land Value										113,100							

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	
Exterior Wall 2	12	BOARD+BATT	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		167.56
Interior Floor 2	4	CARPET	RCN		301,600
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1984
AC Type	01	NONE	Effective Year Built		1996
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Extra Kitchen St			RCNLD		214,100
FBM Sqft	552		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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	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		93.66	15,736	
FFL	1ST FLOOR	1,232	1,232		187.33	230,790	
LLV	LOWR LEVEL	0	1,104		46.83	51,703	
PAT	PATIO	0	168		8.92	1,499	
WDK	WOOD DECK	0	48		39.03	1,873	
Ttl Gross Liv / Lease Area		1,232	2,720			301,600	

