Property Location 3 HIGHMORE CR | Map ID 50/ 46/ 20/ / | Bldg Name | State Use 101
Vision ID 4121 | Account # 4188 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-21-2025 8:43:10 A

CURRENT OWNER

FRANCESCA AMEDEO A
FRANCESCA SAMANTHA M
3 HIGHMORE CR

EAST LONGMEADOW MA 01028

GIS ID F_385398_2849871

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

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#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	473800	473,800
RES LAND	101	157300	157,300
	Total	631,100	631,100

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FRANCESCA AMEDEO A	19408	0594	08-22-2012	U	I	100	1A
FRANCESCA AMEDEO A,	17050	0524	11-29-2007	U	I	420,000	
EDWARDS RICHARD F + JOAN B,	05863	0197	07-30-1985	U	I	39,900	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	442,900	2024	101	409,200	2023	101	375,500
	101	157,300		101	157,300		101	143,300
	Total	600,200		Total	566,500		Total	518,800

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	NV

NOTES

WALK OUT BMT

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	473,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	157,300
Special Land Value	0
Total Appraised Parcel Value	631,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	631,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201502380	08-14-2015	7	REMODEL	22,000	05-20-2016	100	05-20-2016	KITCHEN
361	10-28-2010	MN	Manual Note	3,483				NVC PATIO DOOR
252	08-01-1988	MN	Manual Note	2,800				DECK
201	07-01-1987	MN	Manual Note	200,000				SFR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-20-2016			317	15	PERMIT VISIT
12-30-2010			317	15	PERMIT VISIT
09-18-2009			375	2	MEASURED
07-26-2002			250	22	MAILER SENT
06-25-2002			274	2	MEASURED
06-19-1992			131	1	LEFT NOTICE
11-17-1988			107	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	RAA				40,000	SF	3.12	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.9	156,000
1	101	ONE FAM	RAA				0.180	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	1,300
						Total Card Land Units	1.10	AC	Parcel Total Land Area:	1.10										Total Land Value			157,300

Property Location	3 HIGHMORE CR		Map ID	50/ 46/ 20/ /	Bldg Name		State Use 101
Vision ID 4121		Account # 4188		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11-21-2025 8:43:11 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B	GOOD
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	7	BRICK
Exterior Wall 2	2	CLAPBOARD
Roof Structure	2	HIP
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	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	8	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	546	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues	1	

CONSTRUCTION DETAIL (CONTINUED)

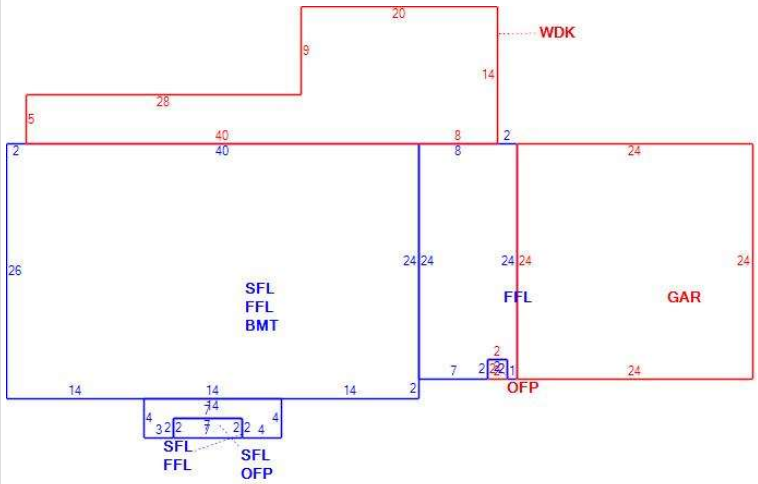
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	131.03
RCN	538,382
Net Other Adj	
Year Built	1987
Effective Year Built	2013
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	88
RCNLD	473,800
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	1,092		35.22	38,456
FFL	1ST FLOOR	1,370	1,370		176.40	241,672
GAR	GARAGE	0	576		70.44	40,573
OFP	OPEN PORCH	0	18		19.60	353
SFL	2ND FLOOR	1,148	1,148		176.40	202,511
WDK	WOOD DECK	0	420		35.28	14,818
	Ttl Gross Liv / Lease Area	2,518	4,624			538,382