

Property Location: 120 COUNTRY CLUB DR
Vision ID: 4999

Account #5076

MAP ID:69/ 2/ 49/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2015 11:11

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION															
MANGIAFICO DAVID 120 COUNTRY CLUB DR EAST LONGMEADOW, MA 01028 Additional Owners:											Description		Code						Appraised Value		Assessed Value									
											RESIDENTL.		101						402,200		402,200									
											RES LAND		101						135,700		135,700									
											RESIDENTL.		101		2,000		2,000													
SUPPLEMENTAL DATA																														
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_389163_2839556				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																							
Total											539,900				539,900															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
MANGIAFICO DAVID MANGIAFICO DAVID, WISNIEWSKI WALTER J, GRIGELY MICHAEL D + BARIBEAU + PAPPAS				18739/ 313 11247/ 280 09916/ 0177 07295/ 0392 0/ 0		04/15/2011 06/29/2000 06/30/1997 10/17/1989		U	I	1		H	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
													2015	101	402,200		2014	B	407,600		2013	B	410,000							
													2015	101	135,700		2014	L	142,500		2013	L	138,500							
													2015	101	2,000		2014	O	3,800		2013	O	3,900							
													Total:		539,900		Total:		553,900		Total:		552,400							
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description		Amount		Code	Description		Number		Amount		Comm. Int.																	
Total:																														
ASSESSING NEIGHBORHOOD																														
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																			
0001/A								101			NV																			
NOTES																														
SUB DIV #588,589 HST OVER GAR JACUZZI SHOWER AND TWO SINKS MASTER BATH SECURITY SYSTEM														Appraised Bldg. Value (Card) 402,200 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 2,000 Appraised Land Value (Bldg) 135,700 Special Land Value 0 Total Appraised Parcel Value 539,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 539,900																
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									
201200742		02/27/2012		GEN	GENERATOR		8,500			0			DWELLING		07/06/2012				317	15	PERMIT VISIT									
54		04/21/1998		4	ADDITION		2,000			0					04/19/2007				311	14	INSPECTED									
37		03/01/1994		MN	Manual Note		350,000			0					11/16/2006				311	2	MEASURED									
															05/17/2000				247	14	INSPECTED									
															04/20/2000				247	2	MEASURED									
LAND LINE VALUATION SECTION																														
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value						
1	101	ONE FAM		MULT				40,000		SF	2.20	1.5400	9	1.0000	1.00	NV	1.00			Spec Use	Spec Calc	1.00	3.39	135,600						
1	101	ONE FAM		MULT				0.01		AC	7,000.00	1.0000	0	1.0000	1.00	NV	1.00					1.00	7,000.00	100						
Total Card Land Units:								0.93		AC	Parcel Total Land Area:								0.93 AC		Total Land Value:								135,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	2		
Model	01		RESIDENTIAL	Central Vac	1		
Grade	B		GOOD	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2	4		VINYL	101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		89.95	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		451,892	
AC Type	03		Full	AYB		1994	
Bedrooms	5			EYB		2003	
Full Baths	3			Dep Code		GD	
Half Baths	2			Remodel Rating			
Extra Fixtures	4			Year Remodeled			
Total Rooms	11			Dep %		11	
Bath Style	V		VERY GOOD	Functional ObsInc			
Kitchen Style	V		V GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		89	
Bsmt Garage				Apprais Val		402,200	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
Fireplaces	2			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
14 GEN	SCRN HSE GENERATOR			L B	154 0	14.95 0.00	1998 2003	G A		GD AV	70 0	2,000 0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	2,607		17.98	46,862
FFL	1ST FLOOR	2,627	2,627		89.95	236,290
GAR	GARAGE	0	875		35.98	31,481
HST	HALF STORY	438	875		45.02	39,397
OPF	OPEN PORCH	0	176		9.20	1,619
PAT	PATIO	0	600		4.50	2,698
TQS	3/4 STORY	1,040	1,386		67.49	93,545
Ttl. Gross Liv/Lease Area:		4,105	9,146	5,024		451,892

