

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																																	
MANNA JOSEPH L MANNA NORA M 86 CANTERBURY CR EAST LONGMEADOW, MA 01028 Additional Owners:																				Description		Code		Appraised Value		Assessed Value																											
																				RESIDENTL.		101		284,300		284,300																											
																				RES LAND		101		124,100		124,100																											
																				RESIDENTL.		101		1,300		1,300																											
SUPPLEMENTAL DATA																Total409,700409,700																																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380324_2844221										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																											
RECORD OF OWNERSHIP								BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE				V.C.		PREVIOUS ASSESSMENTS (HISTORY)																											
MANNA JOSEPH L DAVIS JOHN H + STEPHEN A, ASM & CO INC								13614/ 443 9348/ 266 0/ 0				09/25/2003 12/27/1995				U U U		V V V		70,000 745,000 0				N		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value											
																										2017		101		272,600		2016		101		269,600		2015		101		269,600											
																										2017		101		133,200		2016		101		129,100		2015		101		129,100											
																										2017		101		1,300		2016		101		1,300		2015		101		1,300											
																Total:		407,100		Total:		400,000		Total:		400,000																											
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:																										APPRAISED VALUE SUMMARY																											
																		Appraised Bldg. Value (Card)																		284,300																	
																		Appraised XF (B) Value (Bldg)																		0																	
																		Appraised OB (L) Value (Bldg)																		1,300																	
																		Appraised Land Value (Bldg)																		124,100																	
																		Special Land Value																		0																	
																		Total Appraised Parcel Value																		409,700																	
																		Valuation Method:																		C																	
																		Adjustment:																		0																	
																		Net Total Appraised Parcel Value																		409,700																	
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																					
201600083		01/11/2016		25		WINDOWS				2,906		04/29/2016		100		04/29/2016		ONE REPLACEMENT				04/29/2016						317		15		PERMIT VISIT																					
309		10/04/2004		10		SHED				3,440				0				10' X 16'				05/04/2006						105		16		FIELDREV CHG																					
267		10/07/2003		2		DWELLING				154,250				0				OC 5/26/2004				12/23/2004						311		15		PERMIT VISIT																					
																						06/11/2004						303		3		MEAS+INSPCTD																					
																						01/21/2004						311		15		PERMIT VISIT																					
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				RA								27,759		SF		3.19		1.4000		9		1.0000		1.00		NV		1.00						Spec Use		Spec Calc		1.00		4.47		124,100							
Total Card Land Units:																0.64 AC				Parcel Total Land Area:0.64 AC												Total Land Value:												124,100									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	B-		GOOD (-)	FBM Sqft			
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		93.94	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		309,073	
AC Type	03		FULL	AYB		2003	
Bedrooms	4			EYB		2009	
Full Baths	2			Dep Code		GD	
Half Baths	1			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	9			Dep %		8	
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		92	
Bsmt Garage				Apprais Val		284,300	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
Fireplaces	1			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

02	SHED/FR			L	160	7.48	2004	G		VG	85	1,300
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BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	

BMT	BASEMENT	0	1,360		18.79	25,553	
CFL	CATHEDRAL CE	195	195		96.83	18,883	
FFL	1ST FLOOR	1,191	1,191		93.94	111,886	
GAR	GARAGE	0	528		37.54	19,822	
HST	HALF STORY	374	748		46.97	35,135	
OFP	OPEN PORCH	0	14		6.71	94	
SFL	2ND FLOOR	1,009	1,009		93.94	94,789	
WDK	WOOD DECK	0	220		13.24	2,912	

Ttl. Gross Liv/Lease Area:		2,769	5,265	3,290		309,073	
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