

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																			
MANNING JOHN F MANNING NANCY 16 COBBLESTONE LN EAST LONGMEADOW, MA 01028 Additional Owners:								I TYPCL												Description		Code		Appraised Value		Assessed Value													
																				RESIDENTL. RES LAND		101		187,400		187,400													
																						101		110,100		110,100													
SUPPLEMENTAL DATA																																							
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_383347_2846887												Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																											
																Total		297,500		297,500																			
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																			
MANNING JOHN F SPEIGHT				06148/ 451 0/ 0				07/10/1986				U U		I		150,000 0				Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value									
																				2018	101	175,300		2017	101	170,700		2016	101	168,800									
																				2018	101	110,100		2017	101	107,700		2016	101	104,600									
																				Total:		285,400		Total:		278,400		Total:		273,400									
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																APPRAISED VALUE SUMMARY																							
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch																									
0001/A										101				NG																									
NOTES																																							
ROOF LEAKING																APPRAISED VALUE SUMMARY																							
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															
201801146		04/06/2018		25	WINDOWS			14,425				0				21 WINDOWS INCLUDED		09/07/2012				317	14	INSPECTED															
201200428		02/17/2012		12	REROOF			9,385				0						08/31/2012				317	2	MEASURED															
																		06/15/2012				317	15	PERMIT VISIT															
																		01/27/2004				296	3	MEAS+INSPCTD															
																		11/07/2002				274	14	INSPECTED															
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				29,043 SF	3.06	1.2400	8	1.0000	1.00	NG	1.00			Spec Use	Spec Calc		1.00	3.79		110,100														
Total Card Land Units:										0.67 AC		Parcel Total Land Area: 0.67 AC					Total Land Value:										110,100												

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.75		1 3/4 STORIES	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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		103.50	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	246,631		
Bedrooms	4			AYB	1985		
Full Baths	2			EYB	1994		
Half Baths	0			Dep Code	AG		
Extra Fixtures	0			Remodel Rating			
Total Rooms	7			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	24		
Kitchen Style	A		AVERAGE	Functional ObsInc			
Kitchens	1			External ObsInc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12		CONCRETE	% Complete			
Bsmt Garage				Overall % Cond	76		
Units	1			Apprais Val	187,400		
WS Flues				Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	1			Misc Imp Ovr	0		
				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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	960		20.70	19,871	
FFL	1ST FLOOR	1,240	1,240		103.50	128,335	
GAR	GARAGE	0	480		41.40	19,871	
OFP	OPEN PORCH	0	28		11.09	310	
TQS	3/4 STORY	720	960		77.62	74,517	
WDK	WOOD DECK	0	256		14.55	3,726	
Ttl. Gross Liv/Lease Area:		1,960	3,924	2,383		246,631	

