

State Use 101
Print Date 12/18/2019 11:38:35

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
MCMANUS MICHAEL P 14 PINE ST EAST LONGMEADOW MA 01028 GIS ID F_374307_2854550												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	89100		89,100																								
												RES LAND		101	63300		63,300																								
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	6000		6,000																								
				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				158,400														158,400																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
MCMANUS MICHAEL P BOUTIN DENISE M E				21705 6867		0225 0474		06-01-2017 06-15-1988		Q U		I I		185,000 0		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
																		2019	101	87,100	2018	101	79,900	2017	101	68,900															
																		101	61,400	101	61,400	101	61,400	101	58,300																
																		101	6,000	101	6,000	101	6,000	101	6,000																
																		Total	154500	Total	147300	Total	133200																		
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				0.00																																					
ASSESSING NEIGHBORHOOD																																									
Nbhd		Nbhd Name				B				Tracing				Batch																											
0001										101				MF																											
NOTES																APPROVED VALUE SUMMARY Appraised BLDG. Value (Card) 89,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,000 Appraised Land Value (Bldg) 63,300 Special Land Value 0 Total Appraised Parcel Value 158,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 158,400																									
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																					
201503101	12-17-2015	8	RENOVATION			8,500		04-22-2016	100	04-22-2016	INTERIOR UPGRAD				02-10-2017			119	14	INSPECTED																					
															04-22-2016			317	2	MEASURED																					
															04-13-2004			316	3	MEAS+INSPCTD																					
															05-06-1992			107	22	MAILER SENT																					
															06-12-1990			131	2	MEASURED																					
															05-17-1980	500	1	LEFT NOTICE																							
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				5,700	SF	14.60	0.760	3	LAND	1.00	MF	1.00			0		1.000	11.10	63,300																			
Total Card Land Units							0.131	AC	Parcel Total Land Area: 0.1309							Total Land Value							63,300																		

Property Location 14 PINE ST
 Vision ID 1156

Account # 1186

Map ID 2/ 56/ 31/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		81.56
Interior Floor 1	3	HARDWOOD	RCN		127,309
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1930
Heat Type	5	STEAM	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		89,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	357	28.18	1940	60	0.00	AV	A	1.00	6,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	676		18.99	12,835	
FFL	1ST FLOOR	676	676		95.08	64,273	
OFP	OPEN PORCH	0	182		9.40	1,711	
TQS	3/4 STORY	507	676		71.31	48,204	
WDK	WOOD DECK	0	24		11.88	285	
Ttl Gross Liv / Lease Area		1,183	2,234	1,339		127,309	

