

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
MANFERDINI JAMES M MANFERDINI ARGIRA L 85 BRAEBURN RD EAST LONGMEADOW MA 01028 GIS ID F_374860_2855058												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	190000		190,000									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	64700		64,700									
				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		254,700		254,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
MANFERDINI JAMES M MANFERDINI JAMES				08272 05124		0378 0320		12-11-1992 06-18-1981		U U	I I	1 0		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
															2019	101 101	184,800 62,900	2018	101 101	177,000 62,900	2017	101 101	171,500 59,700			
				Total												Total	247700	Total	239900	Total	231200					
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																										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	92.31	
Interior Floor 2			RCN	228,928	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1945	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	2		Depreciation Code	VG	
Full Baths	2		Remodel Rating	05	
Half Baths	0		Year Remodeled	2013	
Extra Fixtures	1		Depreciation %	17	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	190,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	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
GEN	GENERATO			B	1	0.00	2001	83	1.00	00	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		26.31	18,946	
FFL	1ST FLOOR	1,340	1,340		131.57	176,301	
GAR	GARAGE	0	576		52.54	30,261	
OFP	OPEN PORCH	0	155		13.58	2,105	
WDK	WOOD DECK	0	70		18.80	1,316	
Ttl Gross Liv / Lease Area		1,340	2,861	1,740		228,928	

