

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																														
MANCUSO GAETANO + CARMELA LE 10 WATERMAN AVE EAST LONGMEADOW MA 01028 GIS ID F_378353_2852838												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	184700		184,700																									
												RES LAND		101	84400		84,400																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900																									
				SUPPLEMENTAL DATA										270,000		270,000																										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																		
												Total		270,000		270,000																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																										
MANCUSO GAETANO + CARMELA LE MANCUSO GAETANO,				18880 05894		0585 0466		08-16-2011 09-11-1985		U U		I I		100 92,500		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																
																		2019	101	180,100	2018	101	193,000	2017	101	187,100																
																					101	82,000		101	80,100		101	80,100														
																					101	900		101	900		101	900														
				Total												Total		263000		Total		275900		Total		268100																
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		MA																																		
NOTES																																										
												APPRAISED VALUE SUMMARY																														
												Appraised BLDG. Value (Card)										184,700																				
												Appraised Xf (B) Value (Bldg)										0																				
												Appraised Ob (B) Value (Bldg)										900																				
												Appraised Land Value (Bldg)										84,400																				
												Special Land Value										0																				
												Total Appraised Parcel Value										270,000																				
												Valuation Method										C																				
												Adjustment																														
												Net Total Appraised Parcel Value										270,000																				
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														
185		09-01-1991		MN		Manual Note		7,000								ADDITION		05-10-2018						333		3		MEAS+INSPCTD														
112		01-01-1985		MN		Manual Note										DWNG		06-08-2005						250		22		MAILER SENT														
																		05-05-2005						311		2		MEASURED														
																		07-20-1992						131		14		INSPECTED														
																		04-01-1992						107		22		MAILER SENT														
																		10-11-1990						131		2		MEASURED														
																		06-27-1980						500		3		MEAS+INSPCTD														
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				9,000	SF	9.38	1.000	5	LAND	1.00	MA	1.00				0			1.000	9.38	84,400																	
																		Total Card Land Units										0.207	AC	Parcel Total Land Area: 0.2066		Total Land Value										84,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	94.61	
Interior Floor 2			RCN	228,018	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1985	
AC Type	03	FULL	Effective Year Built	1999	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	19	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St			RCNLD	184,700	
FBM Sqft	705		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	192	7.48	1985	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
EFF	ENCL PORCH	0	160		35.35	5,656	
FFL	1ST FLOOR	1,512	1,512		117.84	178,172	
LLV	LOWR LEVEL	0	1,410		29.50	41,597	
WDK	WOOD DECK	0	160		16.20	2,592	
Ttl Gross Liv / Lease Area		1,512	3,242	1,935		228,018	

