

Property Location

16 COBBLESTONE LN

Map ID

40/ 1D/ 4/ /

Bldg Name

State Use

101

Vision ID

3481

Account #

3536

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:33:05

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MANNING JOHN F MANNING NANCY 16 COBBLESTONE LN EAST LONGMEADOW MA 01028 GIS ID F_383347_2846887		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	205500	205,500												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	113600	113,600												
		SUPPLEMENTAL DATA				Total						319,100	319,100								
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MANNING JOHN F SPEIGHT		06148 0000	0451 0000	07-10-1986	U U	150,000 0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
								2019	101 101	187,400 110,100	2018	101 101	175,300 110,100	2017	101 101	170,700 107,700					
								Total		297500	Total		285400	Total		278400					
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										APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								205,500			
0001						101		NG		Appraised Xf (B) Value (Bldg)								0			
										Appraised Ob (B) Value (Bldg)								0			
										Appraised Land Value (Bldg)								113,600			
										Special Land Value								0			
										Total Appraised Parcel Value								319,100			
										Valuation Method								C			
										Adjustment											
										Net Total Appraised Parcel Value								319,100			
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	06-10-2019	100	06-10-2019	21 WINDOWS INCL	07-09-2019		1	334	3	MEAS+INSPCTD							
201200428	02-17-2012	12	REROOF	9,385					06-10-2019			400	15	PERMIT VISIT							
									09-07-2012			317	14	INSPECTED							
									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 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	RA				29,043 SF	3.15	1.240	8	LAND	1.00	NG	1.00			0		1.000	3.91	113,600
Total Card Land Units							0.667	AC	Parcel Total Land Area:				0.6667	Total Land Value							113,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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		85.90
Interior Floor 2	3	HARDWOOD	RCN		253,748
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1985
AC Type	03	FULL	Effective Year Built		1999
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		19
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		81
Extra Kitchen St			RCNLD		205,500
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		21.30	20,445	
FFL	1ST FLOOR	1,240	1,240		106.48	132,038	
GAR	GARAGE	0	480		42.59	20,445	
OFP	OPEN PORCH	0	28		11.41	319	
TQS	3/4 STORY	720	960		79.86	76,667	
WDK	WOOD DECK	0	256		14.97	3,833	
Ttl Gross Liv / Lease Area		1,960	3,924	2,383		253,748	

