

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MANISCALCHI CHARLES J JR MANISCALCHI CAROLINE 16 LESSARD CR EAST LONGMEADOW MA 01028 GIS ID F_376123_2848687										Description RESIDNTL. RES LAND RESIDNTL. Total		Code 101 101 101 299,300		Appraised 191100 107600 600 299,300		Assessed 191,100 107,600 600 299,300		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC												CORNER									
				DRAINAGE				VIEW												COMMUNITY									
				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#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MANISCALCHI CHARLES J JR FRASER ANDREW W +, LACHAPELLE RICHARD W JR + LESSARD				11321	0479	08-31-2000	U	I			199,900	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				08440	0281	06-03-1993	U	I			168,000		2019	101	185,800	2018	101	175,700	2017	101	171,100								
				07543	0130	09-07-1990	U	I	1		104,400				102,300														
				0000	0000		U	0		600	600				600														
				Total								Total		290800	Total		280700	Total		274000									
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		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 191,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 107,600 Special Land Value 0 Total Appraised Parcel Value 299,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 299,300																			
0001						101		NG																					
NOTES																													
SUB DIV 674																													
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	
60		04-19-1996		MN		Manual Note		1,100								DECK		05-09-2018						333		3		MEAS+INSPCTD	
143		06-01-1994		MN		Manual Note		1,000								DECK		09-23-2010						311		2		MEASURED	
218		08-01-1992		MN		Manual Note		80,000								DWELLING		03-26-2004						311		1		LEFT NOTICE	
206		08-01-1992		MN		Manual Note		5,000								FONDATION		12-17-1996						200		15		PERMIT VISIT	
																		01-13-1995						107		15		PERMIT VISIT	
																		01-17-1994						105		15		PERMIT VISIT	
																		03-01-1993						131		15		PERMIT VISIT	
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		RB				15,334	SF	5.66	1.240	8	LAND	1.00	NG	1.00				0			1.000	7.02		107,600			
Total Card Land Units								0.352	AC	Parcel Total Land Area: 0.3520				Total Land Value								107,600							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	87.73	
Interior Floor 1	4	CARPET	RCN	224,840	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1992	
Heat Type	1	FORCED H/A	Effective Year Built	2003	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	15	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	85	
Extra Kitchens	0		RCNLD	191,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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
02	SHED/FR			L	120	7.48	2003	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		20.25	14,578	
FFL	1ST FLOOR	1,064	1,064		101.23	107,713	
GAR	GARAGE	0	484		40.58	19,639	
OPF	OPEN PORCH	0	56		10.85	607	
SFL	2ND FLOOR	782	782		101.23	79,165	
WDK	WOOD DECK	0	224		14.01	3,138	
Ttl Gross Liv / Lease Area		1,846	3,330	2,221		224,840	

