

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
MANNING MARTIN J MANNING CHRISTINE R 203 WESTWOOD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	186600		186,600															
												RES LAND		101	79500		79,500															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	22500		22,500															
				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		288,600		288,600																
GIS ID F_377107_2851218																																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
MANNING MARTIN J AHLER EUGENE S + LINDA S GUILD CURTIS				08774		0036		03-17-1994		U		I		122,500		1A		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
				07093		0135		02-09-1989		U		I		188,500				2020		101	177,000		2019		101	170,700		2018		101	175,000	
				05681		0382		09-11-1984		U		I		0				101		79,500		101		81,800		101		22,500		22,200		
																		Total		279000		Total		275000		Total		279000				
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																																
DB SUB-DIV #429																																
PS# 1168 FY20 SPLIT 15,119 SF TO 4-55-3																																
PER PLAN 204-79																																
																		Appraised BLDG. Value (Card)										186,600				
																		Appraised Xf (B) Value (Bldg)										0				
																		Appraised Ob (B) Value (Bldg)										22,500				
																		Appraised Land Value (Bldg)										79,500				
																		Special Land Value										0				
																		Total Appraised Parcel Value										288,600				
																		Valuation Method										C				
																		Adjustment														
																		Net Total Appraised Parcel Value										288,600				
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				
269		11-01-2009		10		SHED		2,000								20` X 8`		07-03-2018						333		2		MEASURED				
204		06-21-2005		4		ADDITION		5,000								OC 8/18/2005		03-23-2018						333		2		MEASURED				
169		06-24-2004		4		ADDITION		27,000								FAM RM		01-14-2010						316		15		PERMIT VISIT				
81		05-15-1998		9		ALTERATION		2,200								98 BP NVC		12-22-2005						311		2		MEASURED				
170		07-08-1996		3		GARAGE		4,000								GARAGE		11-28-2005						311		15		PERMIT VISIT				
121		05-31-1996		11		POOL		700								POOL		12-15-2004						311		15		PERMIT VISIT				
255		09-01-1994		MN		Manual Note		5,925								RELINE CHY		04-06-2004						250		22		MAILER SENT				
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				19,534	SF	4.52	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	4.07	79,500									
Total Card Land Units																0.448	AC	Parcel Total Land Area:		0.4484	Total Land Value										79,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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	2	SOFTWOOD	Adj Base Rate	89.67	
Interior Floor 2			RCN	266,537	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1812	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating	04	
Half Baths			Year Remodeled	2004	
Extra Fixtures	0		Depreciation %	30	
Total Rooms	9		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	70	
Extra Kitchen St			RCNLD	186,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	3		Misc Imp Ovr		
WS Flues	1		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
04	GARAGE/L			L	480	30.48	1950	85	0.00	VG	G	1.25	15,500
02	SHED/FR			L	80	7.48	1996	70	0.00	GD	G	1.25	500
02	SHED/FR			L	112	7.48	1996	70	0.00	GD	G	1.25	700
22	WOOD DK			L	464	9.20	1996	70	0.00	GD	G	1.25	3,700
07	POOL A-C	OB	Outbuildi	L	20	69.00	2003	70	0.00	GD	A	1.00	1,000
02	SHED/FR			L	160	7.48	2009	70	0.00	GD	A	1.00	800
02	SHED/FR			L	64	7.48	2015	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	588		20.94	12,315	
EFB	ENCL PORCH	0	64		30.98	1,983	
FFL	1ST FLOOR	1,672	1,672		104.36	174,491	
OFP	OPEN PORCH	0	40		10.44	417	
PAT	PATIO	0	706		5.17	3,653	
SFL	2ND FLOOR	588	588		104.36	61,364	
UAT	UNFIN ATTC	0	588		20.94	12,315	
Ttl Gross Liv / Lease Area		2,260	4,246	2,554		266,537	

