

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
MANCUSO MICHAEL R 212 MAPLESHADE AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	105400		105,400																			
												RES LAND		101	83700		83,700																			
				DRAINAGE				VIEW		COMMUNITY																										
				SUPPLEMENTAL DATA																																
Alt Prcl ID				Received																																
SP Permit				HO:HO				NIA																												
Chapter Land								Field 8																												
OC Dates								Field 9																												
In+Ex FY								Field 10																												
Mailed								Assoc Pid#																												
GIS ID				F_383425_2854113				Total										189,100		189,100																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
MANCUSO MICHAEL R S+C HOMEBUYERS LLC MONTERO GEORGE A LATOURELLE ROBERT L + PERRY				20799		0286		07-23-2015		U		I		118,000		1		Year		Code		Assessed		Year		Code		Assessed								
				20713		0282		05-21-2015		U		I		92,500		1		2021		101		100,900		2020		101		95,500								
				09599		0064		08-23-1996		U		I		97,000						101		77,400		2019		101		75,100								
				06790		0136		03-29-1988		U		I		1		1A																				
				03293		0291		10-06-1967		U		I		0																						
																Total		178,300		Total		172,900		Total		177,700										
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																								
0001								101				MA																								
NOTES																Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																				
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								
																		07-31-2019						334		3		MEAS+INSPECTD								
																		01-18-2013						317		2		MEASURED								
																		11-27-2002						250		22		MAILER SENT								
																		11-26-2002						274		2		MEASURED								
																		03-10-1992						170		3		MEAS+INSPECTD								
																		10-14-1980						500		3		MEAS+INSPECTD								
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						12,990		SF	7.15		1.000	5	LAND	1.00	MA	1.00			0		TRF2	0.9	1.000	6.44		83,700						
Total Card Land Units																0.30		AC	Parcel Total Land Area:				0.30		Total Land Value										83,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		107.96
Interior Floor 2			RCN		184,935
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1959
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	2		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	5		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		57
Extra Kitchen St			RCNLD		105,400
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	1,230		24.06	29,599	
EFB	ENCL PORCH	0	154		35.94	5,535	
FFL	1ST FLOOR	1,230	1,230		120.32	147,996	
OFF	OPEN PORCH	0	154		11.72	1,805	
Ttl Gross Liv / Lease Area		1,230	2,768	1,537		184,935	

