

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MANNING JOHN F MANNING NANCY 16 COBBLESTONE LN EAST LONGMEADOW MA 01028 GIS ID F_383347_2846887												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	221100		221,100												
												RES LAND		101	122900		122,900												
				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#																					
												Total		344,000		344,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MANNING JOHN F SPEIGHT				06148 00000		0451 0000		07-10-1986		U U		I		150,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																2021		101 101	211,700 113,600	2020	101 101	205,500 113,600	2019	101 101	187,400 110,100				
																Total		325,300		Total		319,100		Total		297,500			
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		NG																					
NOTES																Appraised BLDG. Value (Card) 221,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 122,900 Special Land Value 0 Total Appraised Parcel Value 344,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 344,000													
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					
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	3.41		1.240	8	LAND	1.00	NG	1.00				0			1.000	4.23	122,900			
Total Card Land Units								0.67	AC	Parcel Total Land Area: 0.67								Total Land Value										122,900	

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	Percentage		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	95.96	
Interior Floor 2	3	HARDWOOD	RCN	279,878	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1985	
AC Type	03	FULL	Effective Year Built	1997	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	21	
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	79	
Extra Kitchen St			RCNLD	221,100	
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		23.49	22,550	
FFL	1ST FLOOR	1,240	1,240		117.45	145,635	
GAR	GARAGE	0	480		46.98	22,550	
OFP	OPEN PORCH	0	28		12.58	352	
TQS	3/4 STORY	720	960		88.09	84,562	
WDK	WOOD DECK	0	256		16.52	4,228	
Ttl Gross Liv / Lease Area		1,960	3,924	2,383		279,878	

