

State Use 101
Print Date 11/3/2021 11:30:31 P

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 Mailed																Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW		
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	205500			205,500							
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	116200			116,200							
														RESIDENTL.		101	600			600							
						SUPPLEMENTAL DATA																					
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total			322,300			322,300							
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				2021	101	196,900	2020	101	191,100	2019	101	185,800	
						07543 0130		09-07-1990		U		I		1				101	107,600	101	107,600	101	104,400				
						00000 0000				U				0				101	600	101	600	101	600				
																						Total	305,100		Total	299,300	
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)										600	
																Appraised Land Value (Bldg)										116,200	
SUB DIV 674																Special Land Value										0	
																Total Appraised Parcel Value										322,300	
																Valuation Method										C	
																Adjustment											
																Net Total Appraised Parcel Value										322,300	
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														01-17-1994			107	15	PERMIT VISIT						
		01-17-1994														03-01-1993			105	15	PERMIT VISIT						
																			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	6.11	1.240	8	LAND	1.00	NG	1.00			0		1.000	7.58	116,200					
Total Card Land Units							0.35	AC	Parcel Total Land Area: 0.35							Total Land Value							116,200				

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	Percentage
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		97.99
Interior Floor 1	4	CARPET	RCN		247,628
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		2001
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		17
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		83
Extra Kitchens	0		RCNLD		205,500
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		22.30	16,055	
FFL	1ST FLOOR	1,064	1,064		111.49	118,630	
GAR	GARAGE	0	484		44.69	21,630	
OPF	OPEN PORCH	0	56		11.95	669	
SFL	2ND FLOOR	782	782		111.49	87,188	
WDK	WOOD DECK	0	224		15.43	3,456	
Ttl Gross Liv / Lease Area		1,846	3,330	2,221		247,628	

