

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
MANNINO JAMES F LE 58 MARKHAM ROAD EAST LONGMEADOW MA 01028 GIS ID F_390332_2856066												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	87100		87,100															
												RES LAND		101	85000		85,000															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6600		6,600															
				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										178,700		178,700																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
MANNINO JAMES F LE MANNINO JAMES F, COWERN,LINDA F RACE MICHAEL T +, RACE MICHAEL T +,				18437 0437		08-30-2010		U		I		1		1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed					
				17861 0488		06-23-2009		U		I		165,000				2021		101	83,400	2020		101	78,800	2019		101	76,600					
				10821 0455		06-25-1999		U		I		100,000						101	78,600			101	78,600			101	76,300					
				10819 0439		06-25-1999		U		I		1		1				101	6,600			101	6,600			101	6,600					
				07281 0174		09-29-1989		U		I		93,000				Total		168,600		Total		164,000		Total		159,500						
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				MG																				
NOTES																																
																Appraised BLDG. Value (Card)										87,100						
																Appraised Xf (B) Value (Bldg)										0						
																Appraised Ob (B) Value (Bldg)										6,600						
																Appraised Land Value (Bldg)										85,000						
																Special Land Value										0						
Total Appraised Parcel Value										178,700																						
Valuation Method										C																						
Adjustment																																
Net Total Appraised Parcel Value										178,700																						
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				
201903113		10-23-2019		91		INSULATION		3,400				0				SIDING, WIDOWS &		07-24-2019						334		3		MEAS+INSPCTD				
40		03-13-2007		9		ALTERATION		11,000										01-27-2012						317		16		FIELDREV CHG				
																		07-31-2009						317		3		MEAS+INSPCTD				
																								350		15		PERMIT VISIT				
																								350		15		PERMIT VISIT				
																								317		15		PERMIT VISIT				
																		04-03-2007				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		RA				14,160	SF	6.59	1.190	7	LAND	0.85	MG	1.00	SHP1			0	TRF2	0.9	1.000	6	85,000							
Total Card Land Units																0.33	AC	Parcel Total Land Area: 0.33				Total Land Value										85,000

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	1.5		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			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		116.01
Interior Floor 2			RCN		150,184
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1948
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	2		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	5		Functional Obsol		5
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		58
Extra Kitchen St			RCNLD		87,100
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	330	28.18	1958	60	0.00	AV	A	1.00	5,600
02	SHED/FR			L	192	7.48	2007	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	135	540		29.13	15,729	
BMT	BASEMENT	0	960		23.30	22,370	
FFL	1ST FLOOR	960	960		116.51	111,852	
OPF	OPEN PORCH	0	15		15.53	233	
Ttl Gross Liv / Lease Area		1,095	2,475	1,289		150,184	

