

Property Location 120 COUNTRY CLUB DR		Map ID 69/ 2/ 49/ 1		Bldg Name		State Use 101	
Vision ID 4999		Account # 5076		Bldg # 1		Print Date 12/12/2022 11:23:06	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MANGIAFICO DAVID F TR 120 COUNTRY CLUB DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	517500	517,500		
						RES LAND	101	142100	142,100		
						RESIDNTL.	101	2000	2,000		
		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#					
GIS ID F_389163_2839556						Total				661,600	661,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MANGIAFICO DAVID F TR		23402	0209	09-03-2020	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MANGIAFICO DAVID		18739	0313	04-15-2011	U	I	1	1	2022	101	469,000	2021	101	450,300	2020	101	432,700
MANGIAFICO DAVID,		11247	0280	06-29-2000	U	I	480,000			101	144,500		101	134,100		101	134,100
WISNIOWSKI WALTER J,		09916	0177	06-30-1997	U	I	395,000			101	2,000		101	2,000		101	2,000
GRIGELY MICHAEL D +		07295	0392	10-17-1989	U	V	110,000										
									Total	615,500	Total	586,400	Total	568,800			

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					APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	Tracing	Batch											
0001		101	NV											

NOTES										VISIT / CHANGE HISTORY									
SUB DIV #588,589										Date	Type	Is	Id	Cd	Purpose/Result				
										04-20-2017			317	15	PERMIT VISIT				
										07-06-2012			317	15	PERMIT VISIT				
										04-19-2007			311	14	INSPECTED				
										11-16-2006			311	2	MEASURED				
										05-17-2000			247	14	INSPECTED				
										04-20-2000			247	2	MEASURED				
										03-18-1999			200	15	PERMIT VISIT				

BUILDING PERMIT RECORD															LAND LINE VALUATION SECTION									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result										
201602330	08-10-2016	12	REROOF	35,000	04-20-2017	100	04-20-2017		04-20-2017			317	15	PERMIT VISIT										
201200742	02-27-2012	GEN	GENERATOR	8,500					07-06-2012			317	15	PERMIT VISIT										
54	04-21-1998	4	ADDITION	2,000					04-19-2007			311	14	INSPECTED										
37	03-01-1994	MN	Manual Note	350,000				DWELLING	11-16-2006			311	2	MEASURED										
									05-17-2000			247	14	INSPECTED										
									04-20-2000			247	2	MEASURED										
									03-18-1999			200	15	PERMIT VISIT										

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	MULT				40,000	SF	2.84	1.250	9	LAND	1.00	NV	1.00		0		1.000	3.55	142,000
1	101	ONE FAM	MULT				0.010	AC	7,000.00	1.000	0		1.00	NV	1.00		0		1.000	7,000	100
Total Card Land Units							0.93	AC	Parcel Total Land Area: 0.93							Total Land Value					142,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	2.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	Percentage
Roof Structure	2	HIP			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	81.71	
Interior Floor 2	3	HARDWOOD	RCN	588,101	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	5		Depreciation Code	GV	
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	4		Depreciation %	12	
Total Rooms	11		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	88	
Extra Kitchen St			RCNLD	517,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
14	SCRN HSE			L	154	14.95	1998	70	0.00	GD	G	1.25	2,000
GEN	GENERATO			B	0	0.00	2007	88	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,607		23.39	60,987
FFL	1ST FLOOR	2,627	2,627		117.06	307,512
GAR	GARAGE	0	875		46.82	40,970
HST	HALF STORY	438	875		58.60	51,272
OPF	OPEN PORCH	0	176		11.97	2,107
PAT	PATIO	0	600		5.85	3,512
TQS	3/4 STORY	1,040	1,386		87.84	121,741
Ttl Gross Liv / Lease Area		4,105	9,146			588,101

