

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		RESIDENTL.		101	269100		269,100														
												RES LAND		101	151000		151,000														
				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#																							
												Total		420,100		420,100															
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					
																		2023	101 101	246,500 136,200	2022	101 101	221,100 122,900	2021	101 101	211,700 113,600					
																Total		382,700		Total		344,000		Total		325,300					
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																													
ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name				Tracing				Batch																					
0001						101				NG																					
NOTES														Appraised BLDG. Value (Card) 269,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 151,000 Special Land Value 0 Total Appraised Parcel Value 420,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 420,100																	
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							
202201910		05-31-2022		91	INSULATION		5,907		06-10-2019		0		06-10-2019		21 WINDOWS INCL		07-09-2019				1	334	3	MEAS+INSPCTD							
201801146		04-06-2018		25	WINDOWS		14,425										06-10-2019					100		06-10-2019		06-10-2019		400	15	PERMIT VISIT	
201200428		02-17-2012		12	REROOF		9,385																			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	4.16	1.250	8	LAND	1.00	NG	1.00				0			1.000	5.2	151,000						
								Total Card Land Units		0.67	AC	Parcel Total Land Area:		0.67									Total Land Value		151,000						

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	1.75	1 3/4 STORIES	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			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		118.59	
Interior Floor 1	4	CARPET	RCN		340,598	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1985	
Heat Type	1	FORCED H/A	Effective Year Built		2000	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		21	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		79	
Extra Kitchens	0		RCNLD		269,100	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		28.41	27,271	
FFL	1ST FLOOR	1,240	1,240		142.03	176,122	
GAR	GARAGE	0	480		56.81	27,271	
OPF	OPEN PORCH	0	28		15.22	426	
TQS	3/4 STORY	720	960		106.53	102,265	
WDK	WOOD DECK	0	256		28.30	7,244	
Ttl Gross Liv / Lease Area		1,960	3,924			340,598	

