

Property Location		215 PLEASANT ST		Map ID		37/ 40A/ 3/ /		Bldg Name		State Use 101																															
Vision ID		3058		Account #		3108		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date 11/21/2024 10:44:34																					
CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
MANNERS DOUGLAS B 215 PLEASANT ST EAST LONGMEADOW MA 01028 GIS ID F_384153_2852381										Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
		TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		279200		279,200																									
										RES LAND		101		108100		108,100																									
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1500		1,500																									
		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										388,800										388,800																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
MANNERS DOUGLAS B MANNERS DOUGLAS B,		10698 05838		0417 0183		03-25-1999 06-21-1985		U U		I I		1 95,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
																2024		101		261,500		2023		101		243,300		2022		101		219,600									
																		101		108,100				101		97,400				101		88,800									
																		101		1,500				101		1,000				101		1,000									
																		Total		371,100		Total		341,700		Total		309,400													
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																							
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																									
																		APPRaised VALUE SUMMARY																							
																		Appraised BLDG. Value (Card)												279,200											
																		Appraised Xf (B) Value (Bldg)												0											
																		Appraised Ob (B) Value (Bldg)												1,500											
																		Appraised Land Value (Bldg)												108,100											
																		Special Land Value												0											
																		Total Appraised Parcel Value												388,800											
																		Valuation Method												C											
																		Adjustment																							
																		Net Total Appraised Parcel Value												388,800											
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													
B-23-262		04-13-2023		25		WINDOWS		8,423		06-30-2023		100		06-30-2023		REPLC 2 WINDOW		06-06-2019						400		15		PERMIT VISIT													
201803078		10-31-2018		62		SOLAR		28,836		06-06-2019		100		01-03-2019				04-05-2018						333		2		MEASURED													
154		07-20-2009		7		REMODEL		41,000								KITCHEN		12-11-2009						317		15		PERMIT VISIT													
121		05-01-1992		MN		Manual Note		1,500								DECK		11-26-2002						274		3		MEAS+INSPCTD													
110		06-01-1991		MN		Manual Note		2,700								POOL		03-02-1993						131		15		PERMIT VISIT													
82		01-01-1984		MN		Manual Note												03-09-1992						170		3		MEAS+INSPCTD													
																		02-28-1985						500		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		RA								28,000 SF		4.29		1.000		5		LAND		1.00		MA		1.00				0 TRF2		0.9		1.000		3.86		108,100	
Total Card Land Units														0.64		AC		Parcel Total Land Area:				0.64		Total Land Value														108,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
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	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	132.12	
Interior Floor 2			RCN	362,588	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1984	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	23	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	279,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
19	PATIO			L	260	8.00	1995	70	0.00	GD	A	1.00	1,500
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,029		32.36	33,301
EFP	ENCL PORCH	0	27		83.82	2,263
FFL	1ST FLOOR	1,029	1,029		161.65	166,341
GAR	GARAGE	0	528		64.60	34,109
OPF	OPEN PORCH	0	108		16.46	1,778
TQS	3/4 STORY	772	1,029		121.28	124,796
Ttl Gross Liv / Lease Area		1,801	3,750			362,588

