

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
MCMANUS MICHAEL P MCMANUS JENNIFER T 75 TANGLEWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_391070_2854048 Mailed												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	335600			335,600								
												RES LAND		101	150200			150,200								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3100			3,100								
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		488,900			488,900									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCMANUS MICHAEL P BORTOLUSSI LOUIS R RELIHAN DANIEL H, MARTIN DANIEL F + MARY E,				40827	LC	09-24-2024		Q	I	545,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				31816	LC	08-02-2004		U	I	322,900			2024	101	305,300	2023	101	284,100	2022	101	259,200					
				LC02-	0000	06-09-2000		U	I	235,000				101	150,200		101	135,600		101	122,300					
				LC00	0000	11-03-1980		U	I	0				101	3,100		101	2,400		101	2,400					
				Total								Total		458,600	Total		422,100		Total		383,900					
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																										

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	06		COLONIAL			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C+		AVG. (+)			Bsmt Garage	0						
Stories	2.00		2 STORY			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				121.84			
Interior Floor 1	4		CARPET			RCN				453,551			
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	2		GAS			Year Built				1979			
Heat Type	1		FORCED H/A			Effective Year Built				1995			
AC Type	01		NONE			Depreciation Code				GD			
Bedrooms	4					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	1					Depreciation %				26			
Extra Fixtures	2					Functional Obsol							
Total Rooms	8					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				74			
Extra Kitchens	0					RCNLD				335,600			
Extra Kitchen St	N		NONE			Dep % Ovr							
FBM Sqft	868					Dep Ovr Comment							
FBM Quality	3					Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	1					Cost to Cure Ovr Comment							
WS Flues	0												
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	240	8.00	1979	60	0.00	AV	A	1.00	1,200
07	POOL A-C	OB	Outbuildi	L	24	69.00	2014	70	0.00	GD	A	1.00	1,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1995	74	1.00			0.00	0
02	SHED/FR			L	100	12.00	2007	60	0.00	AV	A	1.00	700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,240		29.95	37,135			
FFL	1ST FLOOR					1,240	1,240		149.74	185,673			
GAR	GARAGE					0	484		60.02	29,049			
OFP	OPEN PORCH					0	48		15.60	749			
SFL	2ND FLOOR					952	952		149.74	142,549			
TQS	3/4 STORY					216	288		112.30	32,343			
UAT	UNFIN ATTC					0	484		30.01	14,524			
WDK	WOOD DECK					0	384		30.03	11,530			
Ttl Gross Liv / Lease Area						2,408	5,120			453,551			

