

State Use 101
Print Date 11/19/2025 12:25:55

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MERCADO MARIANNE P 6 WENDOVER LN EAST LONGMEADOW MA 01028 GIS ID F_382132_2848640												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	169200		169,200												
												RES LAND		101	110500		110,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400												
				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		280,100		280,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MERCADO MARIANNE P COHAN,STEPHANIE L CIRCOSTA ALBERT + ANN, CIRCOSTA SUSAN + CIRCOSTA				14212	0417	05-25-2004	U	I			160,000	1J 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				BK10	0000	01-09-1998	U	I			98,500		2025	101	153,700	2024	101	142,100	2023	101	130,400								
				08432	0138	05-27-1993	U	I			25,000		101	110,500	101	110,500	101	100,500											
				06805	0321	04-14-1988	U	I			1		101	400	101	400	101	200											
				04880	0077	12-14-1979	U	I			0																		
				Total								Total		264,600		Total		253,000		Total		231,100							
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			MA																	
NOTES																													
														Appraised BLDG. Value (Card)								169,200							
														Appraised Xf (B) Value (Bldg)								0							
														Appraised Ob (B) Value (Bldg)								400							
														Appraised Land Value (Bldg)								110,500							
														Special Land Value								0							
														Total Appraised Parcel Value								280,100							
														Valuation Method								C							
														Adjustment															
														Net Total Appraised Parcel Value								280,100							
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	
201902845		09-11-2019		91		INSULATION		3,800				0				NVC ADDITION		03-19-2018						333		2		MEASURED	
308		09-05-2006		21		SIDING		6,955						02-01-2007										311		15		PERMIT VISIT	
272		01-01-1984		MN		Manual Note								03-18-2004										250		22		MAILER SENT	
														10-02-2003										274		2		MEASURED	
														03-30-1992										170		3		MEAS+INSPCTD	
														02-20-1985								500		1		LEFT NOTICE			
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				9,479	SF	11.66	1.000	5	LAND	1.00	MA	1.00				0			1.000	11.66	110,500				
Total Card Land Units										0.22	AC	Parcel Total Land Area: 0.22					Total Land Value										110,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	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	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	173.75	
Interior Floor 2	3	HARDWOOD	RCN	268,628	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
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	63	
Extra Kitchen St			RCNLD	169,200	
FBM Sqft	336		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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
02	SHED/FR			L	64	12.00	1960	50	0.00	FR	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	480		38.35	18,407	
FFL	1ST FLOOR	1,167	1,167		191.74	223,761	
GAR	GARAGE	0	280		76.70	21,475	
OFP	OPEN PORCH	0	80		19.17	1,534	
PAT	PATIO	0	360		9.59	3,451	
Ttl Gross Liv / Lease Area		1,167	2,367			268,628	

