

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 RESIDENTL. RES LAND		Code 101 101		Appraised 317700 151000		Assessed 317,700 151,000		1006 EAST LONGMEADOW		
				TOPO WET		EASEMENT		TRAFFIC		CORNER												
				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		468,700		468,700						
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	
													2025	101 101	288,000 151,000	2024	101 101	269,100 151,000	2023	101 101	246,500 136,200	
													Total		439,000		Total		420,100		Total	
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	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	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		144.13
Interior Floor 1	4	CARPET	RCN		407,355
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1985
Heat Type	1	FORCED H/A	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		22
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		78
Extra Kitchens	0		RCNLD		317,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		33.97	32,616
FFL	1ST FLOOR	1,240	1,240		169.87	210,642
GAR	GARAGE	0	480		67.95	32,616
OFP	OPEN PORCH	0	28		18.20	510
TQS	3/4 STORY	720	960		127.40	122,308
WDK	WOOD DECK	0	256		33.84	8,664
Ttl Gross Liv / Lease Area		1,960	3,924			407,355

