

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										Description RESIDNTL. RES LAND RESIDNTL. Total		Code 101 101 101 512,000		Appraised 358700 150200 3100 512,000		Assessed 358,700 150,200 3,100 512,000		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#																
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	2025	101	335,600	2024	101	305,300	2023	101	284,100				
				LC02-	0000	06-09-2000	U	I			235,000		101	150,200		101	150,200							
				LC00	0000	11-03-1980	U	I			0		101	3,100		101	3,100							
				Total								488,900		Total		458,600		Total		422,100				
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			NG													
NOTES												Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value												
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						
202201117	03-31-2022	91	INSULATION		2,284			0					05-27-2020			400	15	PERMIT VISIT						
201901827	05-15-2019	21	SIDING		17,300		05-27-2020	100	05-27-2020				05-04-2017			317	15	PERMIT VISIT						
201602130	07-12-2016	62	SOLAR		16,324		05-04-2017	100	05-04-2017				04-06-2015			317	15	PERMIT VISIT						
201401802	05-29-2014	11	POOL		3,000		04-06-2015	100	04-06-2015		24' ROUND ABOVE		01-27-2012			317	16	FIELDREV CHG						
												08-03-2006			311	3	MEAS+INSPCTD							
												04-26-2000			247	14	INSPECTED							
												01-06-2000			247	2	MEASURED							
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				28,185	SF	4.26	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.33	150,200		
Total Card Land Units							0.65	AC	Parcel Total Land Area:			0.65	Total Land Value										150,200	

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	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	131.27	
Interior Floor 2	3	HARDWOOD	RCN	484,685	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1979	
AC Type	01	NONE	Effective Year Built	1999	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	26	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	74	
Extra Kitchen St	N	NONE	RCNLD	358,700	
FBM Sqft	868		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	0		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	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		32.00	39,684	
FFL	1ST FLOOR	1,240	1,240		160.01	198,418	
GAR	GARAGE	0	484		64.14	31,043	
OFP	OPEN PORCH	0	48		16.67	800	
SFL	2ND FLOOR	952	952		160.01	152,334	
TQS	3/4 STORY	216	288		120.01	34,563	
UAT	UNFIN ATTC	0	484		32.07	15,521	
WDK	WOOD DECK	0	384		32.09	12,321	
Ttl Gross Liv / Lease Area		2,408	5,120			484,685	

