Property Location 15 LONGVIEW DR | Map ID 87/ 17/ 22/ / | Bldg Name | State Use 101
Vision ID 5835 | Account # 5917 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 10:26:20

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MANNING GAYLE A				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
15 LONGVIEW DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_393138_2852691

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	258900	258,900
RES LAND	101	117900	117,900
Total		376,800	376,800

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MANNING GAYLE A	14406	0365	08-03-2004	U	I	1	1
MANNING PETER M + GAYLE A,	05585	0289	03-28-1984	U	I	56,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	242,300	2024	101	224,100	2023	101	206,000
	101	117,900		101	117,900		101	107,100
	Total	360,200		Total	342,000		Total	313,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	258,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	117,900
Special Land Value	0
Total Appraised Parcel Value	376,800
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	376,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-24-535	08-12-2024	91	INSULATION	2,796		0		
201501415	05-07-2015	91	INSULATION	1,889		0		
140	07-01-1998	11	POOL	3,100				
82	04-01-1995	MN	Manual Note	36,000				ADDITION

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-03-2018			333	2	MEASURED
08-11-2005			349	2	MEASURED
01-03-2000			250	22	MAILER SENT
12-07-1999			247	2	MEASURED
03-19-1999			200	15	PERMIT VISIT
01-14-1998			200	15	PERMIT VISIT
12-31-1996			200	14	INSPECTED

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				25,078	SF	4.70	1.000	5	LAND	1.00	MA	1.00			0			1.000	4.7	117,900
						Total Card Land Units	0.58	AC	Parcel Total Land Area:	0.58												Total Land Value	117,900

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	8	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	977	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

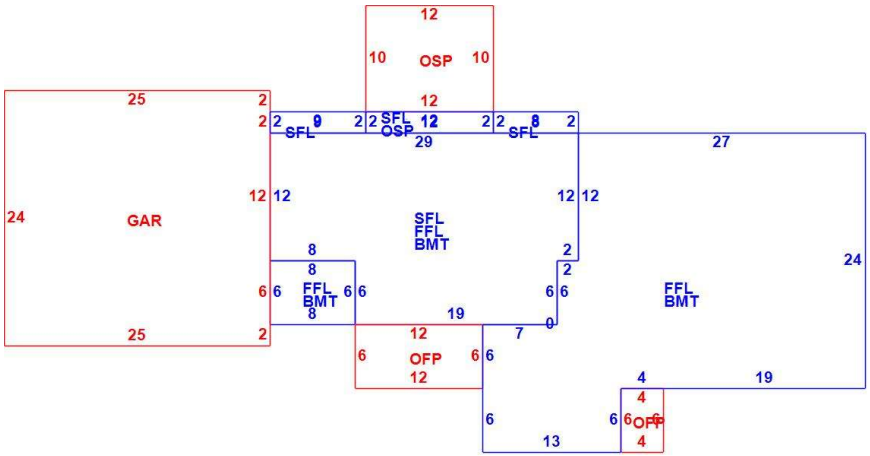
Element	Cd	Description
Central Vac	0	NO
Basement Floor		
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	140.31
RCN	369,839
Net Other Adj	
Year Built	1963
Effective Year Built	1995
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	258,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,302		31.37	40,849
FFL	1ST FLOOR	1,302	1,302		157.11	204,558
GAR	GARAGE	0	600		62.84	37,707
OFP	OPEN PORCH	0	96		16.37	1,571
OSP	SCRN PORCH	0	144		24.00	3,456
SFL	2ND FLOOR	520	520		157.11	81,698
	Ttl Gross Liv / Lease Area	1,822	3,964			369,839