

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
MANCHESTER ENTERPRISES LLC 674 NORTH MAIN ST EAST LONGMEADOW MA 01028 GIS ID F_379390_2848687												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	277500		277,500											
												RES LAND		101	111400		111,400											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3600		3,600											
				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														392,500		392,500												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
MANCHESTER ENTERPRISES LLC WEST JAM MAN LLC MCDONALD EDWARD A WINTON NEIL A + JOAN S				25873 0243		05-22-2025		U		I		100		1B		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				25738 0418		01-24-2025		U		I		285,000		1		2025		101	209,100	2024	101	193,400	2023	101	177,700			
				08871 0125		06-27-1994		U		I		125,000						101	111,400		101	111,400		101	101,300			
				02614 0130		06-23-1958		U		I		0						101	4,100		101	4,100		101	2,600			
														Total		324,600		Total		308,900		Total		281,600				
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														APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 277,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,600 Appraised Land Value (Bldg) 111,400 Special Land Value 0 Total Appraised Parcel Value 392,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 392,500														
Nbhd		Nbhd Name				Tracing		Batch																				
0001						101		MA																				
NOTES																												
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			
3		01-02-2011		7		REMODEL		30,000								REMOVE BARING		07-30-2019 04-13-2012 04-01-2004 02-23-2004 04-27-1992 07-01-1991 05-30-1980					334 317 250 311 107 131 500	2 15 22 1 22 2 3	MEASURED PERMIT VISIT MAILER SENT LEFT NOTICE MAILER SENT MEASURED MEAS+INSPCTD			
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		RC				11,250	SF	9.90	1.000	5	LAND	1.00	MA	1.00				0			1.000	9.9	111,400			
Total Card Land Units								0.26	AC	Parcel Total Land Area: 0.26								Total Land Value								111,400		

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	AVERAGE	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		147.40
Interior Floor 1	4	CARPET	RCN		360,358
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		2002
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	4		Remodel Rating		04
Full Baths	2		Year Remodeled		2025
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		277,500
Extra Kitchen St	N	NONE	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	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
02	SHED/FR			L	72	12.00	1960	30	0.00	PR	P	0.75	200
01	SHED/MTL			L	90	10.00	1960	30	0.00	PR	P	0.75	200
22	WOOD DK			L	240	15.00	2001	70	0.00	GD	G	1.25	3,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		32.34	29,490	
FFL	1ST FLOOR	1,236	1,236		162.03	200,271	
GAR	GARAGE	0	264		65.06	17,175	
TQS	3/4 STORY	684	912		121.52	110,830	
WDK	WOOD DECK	0	82		31.62	2,593	
Ttl Gross Liv / Lease Area		1,920	3,406			360,358	

