

Property Location: 19 PONDVIEW DR

MAP ID:58/ 1/ 9/ /

Bldg Name:

State Use:101

Vision ID: 6976

Account #6617

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/07/2016 13:34

CURRENT OWNER

NIZIANKOWICZ MICHAEL J

NIZIANKOWICZ JENNIFER

19 PONDVIEW DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

Code

101

101

Appraised Value

415,000

138,500

Assessed Value

415,000

138,500

1006

AST LONGMEADOW, M

VISION

Total

553,500

553,500

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

NIZIANKOWICZ MICHAEL J

21001/ 439

12/22/2015

Q

I

579,000

00

CUSTOM HOME DEVELOPMENT GROUP LLC

20715/ 366

05/22/2015

Q

V

140,000

00

JOSEPH CHAPDELAINE + SONS INC

20151/ 213

12/30/2013

U

V

250,000

1V

EAST LONGMEADOW GROUP INVENTORS LLC

19822/ 560

05/16/2013

U

V

1

1F

EAST LONGMEADOW GROUP ,INVENTORS LLC

19427/ 250

09/04/2012

U

I

1

B

EAST LONGMEADOW RETIREMENTLLC ,FARRELL

16116/ 294

08/09/2006

U

V

1,350,000

G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

130

134,500

2015

130

73,300

2016

130

35,000

Total:

169,500

Total:

73,300

Total:

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

130

MG

NOTES

FY15 PLAN 1118 BK PG 368-98

TAKEN FROM PARCEL 58-1-D

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

201501826

06/03/2015

2

DWELLING

310,000

12/03/2015

100

12/03/2015

OC 11/30/2015 2247 SF

12/03/2015

01

400

25

OC VISIT

06/26/2015

317

15

PERMIT VISIT

06/24/2015

317

15

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RA

40,000

2.20

1.5900

9

1.0000

0.95

NV

1.00

ESMT1 5%

1.00

1.00

3.32

132,800

1

101

ONE FAM

RA

1.64

7,000.00

1.0000

0

1.0000

0.50

NV

1.00

WET/ESMT

1.00

3,500.00

5,700

Total Card Land Units:

2.56

AC

Parcel Total Land Area:

2.56

AC

Total Land Value:

138,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	A-		V GOOD-	FBM Sqft	1053		
Stories	2			Int vs Ext			
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			116.86
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			414,986
AC Type	03		FULL	AYB			2015
Bedrooms	4			EYB			2014
Full Baths	2			Dep Code			GD
Half Baths	2			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	8			Dep %			0
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens				Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			100
Bsmt Garage				Apprais Val			415,000
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	5			Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,170		23.37	27,346	
CFL	CATHEDRAL CE	80	80		119.79	9,583	
FFL	1ST FLOOR	1,090	1,090		116.86	127,382	
GAR	GARAGE	0	768		46.72	35,877	
OPF	OPEN PORCH	0	174		11.42	1,987	
SFL	2ND FLOOR	1,162	1,162		116.86	135,797	
TQS	3/4 STORY	576	768		87.65	67,314	
WDK	WOOD DECK	0	594		16.33	9,700	
Ttl. Gross Liv/Lease Area:		2,908	5,806	3,551		414,986	

