

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT													
NIGHTING PAUL K NIGHTING JOANNE M 25 JOHN ST EAST LONGMEADOW, MA 01028 Additional Owners:						1	TYPCL					Description		Code	Appraised Value		Assessed Value								
												RESIDENTL.	101	84,500		84,500									
												RES LAND	101	82,500		82,500									
												RESIDENTL.	101	400		400									
SUPPLEMENTAL DATA												VISION													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380267_2853681						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
NIGHTING PAUL K NIGHTING PAUL K + LACLAIR GEORGIA H + ERICSON IRENE L				09620/ 0118 08674/ 0438 07561/ 0600 02285/ 0394		09/13/1996 12/15/1993 10/03/1990 12/24/1954		U	I	1 104,200 1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
													2017	101	84,900		2016	101	84,000		2015	101	100,500		
													2017	101	80,500		2016	101	78,200		2015	101	78,200		
													2017	101	400		2016	101	400		2015	101	200		
												Total:		165,800		Total:		162,600		Total:		178,900			
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.			
				Total:										APPRAISED VALUE SUMMARY											
NBHD/ SUB				NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)										84,500			
0001/A								101		MA		Appraised XF (B) Value (Bldg)										0			
												Appraised OB (L) Value (Bldg)										400			
												Appraised Land Value (Bldg)										82,500			
												Special Land Value										0			
												Total Appraised Parcel Value										167,400			
												Valuation Method:										C			
												Adjustment:										0			
												Net Total Appraised Parcel Value										167,400			
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				
															01/23/2015 11/14/2014 11/18/2003 08/09/1991 06/18/1980				317 317 274 181 500	3 1 3 12 3	MEAS+INSPCTD LEFT NOTICE MEAS+INSPCTD MEAS DENIED MEAS+INSPCTD				
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		RC				10.456	SF	7.89	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	7.89		82,500	
Total Card Land Units:				0.24 AC		Parcel Total Land Area:				0.24 AC								Total Land Value:				82,500			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	420		
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1						
Exterior Wall 1	3		ALUMINUM				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	1		DRYWALL				
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W				
AC Type	01		NONE				
Bedrooms	2						
Full Baths	1						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	4						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	4						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	1						
Fireplaces	1						

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	420		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	105.83
Replace Cost	148,159
AYB	1953
EYB	1974
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	43
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	57
Apprais Val	84,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
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
02	SHED/FR			L	100	7.48	2005	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	840		21.17	17,779
EFP	ENCL PORCH	0	108		31.36	3,386
FFL	1ST FLOOR	840	840		105.83	88,895
GAR	GARAGE	0	264		42.49	11,218
OFP	OPEN PORCH	0	16		13.23	212
UHS	UNFIN HALF STORY	0	840		31.75	26,669

Ttl. Gross Liv/Lease Area: 840 2,908 1,400 148,159

