

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																					
NICHTING PAUL K NICHTING JOANNE M 25 JOHN ST EAST LONGMEADOW, MA 01028 Additional Owners:						1	TYPCL					Description		Code	Appraised Value		Assessed Value																
										RESIDENTL.		101	91,300		91,300																		
										RES LAND		101	82,500		82,500																		
										RESIDENTL.		101	400		400																		
SUPPLEMENTAL DATA												Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380267_2853681																																	
						Total						174,200		174,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																				
NICHTING PAUL K NICHTING 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										
													2018	101	84,500		2017	101	84,900		2016	101	84,000										
													2018	101	82,500		2017	101	80,500		2016	101	78,200										
													2018	101	400		2017	101	400		2016	101	400										
Total:												167,400		Total:		165,800		Total:		162,600													
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:																													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY																					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																									
0001/A						101		MA																									
NOTES												APPROXIMATE PARCEL VALUES																					
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			317	3	MEAS+INSPCTD															
													11/14/2014			317	1	LEFT NOTICE															
													11/18/2003			274	3	MEAS+INSPCTD															
													08/09/1991			181	12	MEAS DENIED															
													06/18/1980			500	3	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						

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	114.37
Replace Cost	160,115
AYB	1953
EYB	1975
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	43
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	57
Apprais Val	91,300
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		22.87	19,214
EFP	ENCL PORCH	0	108		33.89	3,660
FFL	1ST FLOOR	840	840		114.37	96,069
GAR	GARAGE	0	264		45.92	12,123
OFP	OPEN PORCH	0	16		14.30	229
UHS	UNFIN HALF STORY	0	840		34.31	28,821

Ttl. Gross Liv/Lease Area:	840	2,908	1,400	160,115
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