

State Use 101
Print Date 12/18/2019 12:33:48

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
NICKERSON LORI L 22 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379692_2853422												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	107200		107,200														
				RES LAND								RESIDENTL.		101	84600		84,600														
				DRAINAGE				VIEW		COMMUNITY				101	200		200														
				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		192,000		192,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
CIG4 LLC NICKERSON LORI L MANNING FRANCES LE +RICHARD +, MANNING FRANCES C				22871		207		09-25-2019		U		I		130,000		1L		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				17919		0376		07-29-2009		U		I		200,000				2019	101	104,200	2018	101	96,100	2017	101	94,400					
				07103		0521		02-24-1989		U		I		1		1A		101	82,100	101	82,100	101	82,100	101	80,300						
				02018		0092		11-03-1949		U		I		0				101	200	101	200	101	200	101	200						
																		Total	186500	Total	178400	Total	174900								
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		0.00										APPROAISED VALUE SUMMARY															
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised BLDG. Value (Card)				107,200							
0001												101				MA				Appraised Xf (B) Value (Bldg)				0							
																				Appraised Ob (B) Value (Bldg)				200							
																				Appraised Land Value (Bldg)				84,600							
																				Special Land Value				0							
																				Total Appraised Parcel Value				192,000							
																				Valuation Method				C							
																				Adjustment											
																				Net Total Appraised Parcel Value				192,000							
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			
201903227		11-12-2019		12		REROOF		7,500				0				SIDING/WINDOWS		04-18-2018						333		2		MEASURED			
284		12-02-1999		21		SIDING		8,000										02-10-2010						317		16		FIELDREV CHG			
																		11-06-2003						274		3		MEAS+INSPECTD			
																				01-19-2000						247		15		PERMIT VISIT	
																				08-09-1991						181		3		MEAS+INSPECTD	
																		07-24-1980						500		3		MEAS+INSPECTD			
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				9,375	SF	9.02	1.000	5	LAND	1.00	MA	1.00				0			1.000	9.02	84,600						
Total Card Land Units								0.215	AC	Parcel Total Land Area: 0.2152								Total Land Value								84,600					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
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		101.17	
Interior Floor 1	4	CARPET	RCN		170,130	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1950	
Heat Type	1	FORCED H/A	Effective Year Built		1981	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	4		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		37	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		107,200	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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	64	7.48	1970	50	0.00	FR	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	888		23.06	20,475	
FFL	1ST FLOOR	888	888		115.03	102,147	
HST	HALF STORY	408	816		57.52	46,932	
OPF	OPEN PORCH	0	48		11.98	575	
Ttl Gross Liv / Lease Area		1,296	2,640	1,479		170,130	

