

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
NICHOLS BRIAN NICHOLS BECKY 109 THOMPCKINS AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	117500		117,500												
												RES LAND		101	88700		88,700												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6800		6,800												
				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		213,000		213,000													
GIS ID F_379313_2856810																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
NICHOLS BRIAN MORRISINO JENNIFER JILL MORRISINO NANCY C, CHASE HOWARD C JR HEIRS + DEV , CHASE HOWARD C + EILEEN T,				21581	0001	02-27-2017		Q	I		208,000		00		2019		101	114,100		2018	101	105,100		2017	101	113,800			
				19714	0181	03-05-2013		U	I		152,000		1A					86,100				86,100							
				18828	0229	07-01-2011		U	I		1		1A					6,800				6,800							
				17782	0439	05-05-2009		U	I		1		1A					101				7,500							
				02568	0346	09-19-1957		U	I		0																		
														Total		207000		Total		198000		Total		205300					
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																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name			B			Tracing			Batch																		
0001								101			MA																		
NOTES																													
												Appraised BLDG. Value (Card)										117,500							
												Appraised Xf (B) Value (Bldg)										0							
												Appraised Ob (B) Value (Bldg)										6,800							
												Appraised Land Value (Bldg)										88,700							
												Special Land Value										0							
Total Appraised Parcel Value										213,000																			
Valuation Method										C																			
Adjustment																													
Net Total Appraised Parcel Value										213,000																			
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					
201401991		06-24-2014		17	DECK		2,500		03-12-2015		100		03-12-2015		FRONT OF HOUSE		03-23-2017					317	3	MEAS+INSPCTD					
201302994		11-01-2013		25	WINDOWS		28,817		04-25-2014		100		04-25-2014				03-12-2015					105	15	PERMIT VISIT					
																	04-25-2014					317	15	PERMIT VISIT					
																	03-24-2004					316	3	MEAS+INSPCTD					
																	04-13-1992					170	3	MEAS+INSPCTD					
																	04-01-1992					107	22	MAILER SENT					
																	09-28-1990					131	2	MEASURED					
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				20,400	SF	4.35	1.000	5	LAND	1.00		MA	1.00				0			1.000	4.35	88,700			
Total Card Land Units								0.468	AC	Parcel Total Land Area:				0.4683	Total Land Value												88,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	94.56	
Interior Floor 2	4	CARPET	RCN	186,466	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1959	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	117,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
03	GARAGE	OB	Outbuildi	L	400	28.18	1978	60	0.00	AV	A	1.00	6,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,308		21.09	27,586	
FFL	1ST FLOOR	1,464	1,464		105.29	154,142	
OFP	OPEN PORCH	0	132		10.37	1,369	
WDK	WOOD DECK	0	232		14.52	3,369	
Ttl Gross Liv / Lease Area		1,464	3,136	1,771		186,466	

