

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
NICHOLS BRIAN J NICHOLS JULIA R 339 PEASE RD EAST LONGMEADOW MA 01028 GIS ID F_381463_2841685												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	203300		203,300											
												RES LAND		101	99700		99,700											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2900		2,900											
				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		305,900		305,900												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
NICHOLS BRIAN J				03155 0437		11-24-1965		U I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
														2019	101	197,700	2018	101	182,600	2017	101	178,600						
																							101	97,000	101	97,000	101	94,700
Total		297600		Total		282500		Total		276200																		
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		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 203,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 99,700 Special Land Value 0 Total Appraised Parcel Value 305,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 305,900																		
0001						101		MG																				
NOTES																												
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			
																		09-28-2015 09-06-2003 03-07-1992 09-04-1980					317 274 107 500	3 3 3 3	MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD			
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		RA				33,000	SF	2.82	1.190	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	3.02	99,700			
Total Card Land Units								0.758	AC	Parcel Total Land Area: 0.7576								Total Land Value								99,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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	85.39	
Interior Floor 1	4	CARPET	RCN	290,497	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1962	
Heat Type	3	FORCED H/W	Effective Year Built	1988	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	203,300	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	572		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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
07	POOL A-C	OB	Outbuildi	L	27	69.00	1970	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	280	9.20	2000	70	0.00	GD	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,144		23.87	27,309	
FFL	1ST FLOOR	1,144	1,144		119.25	136,424	
GAR	GARAGE	0	636		47.63	30,290	
OFP	OPEN PORCH	0	224		11.71	2,624	
STG	STORAGE	0	36		46.38	1,670	
TQS	3/4 STORY	773	1,030		89.50	92,181	
Ttl Gross Liv / Lease Area		1,917	4,214	2,436		290,497	

