

State Use 101
Print Date 12/18/2019 3:48:00 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
NICHOLS JOHN B 327 PEASE RD EAST LONGMEADOW MA 01028 GIS ID F_381867_2841684												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		93600		93,600															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		91400		91,400															
				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		185,000		185,000																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
NICHOLS JOHN B NICHOLS JOHN B +, NICHOLS BRIAN + JULIE + NICHOLS BRIAN J + JULIE R HARSH LOIS H				11013 0256		11-24-1999		U		I		1 1		1 1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				09547 0161		07-03-1996		U		I		1 1A		2019		101		91,000		2018		101		83,800		2017		101		84,000			
				09523 0062		06-17-1996		U		I		1 1A				101		88,900				101		88,900				101		87,000			
				08930 0433		09-01-1994		U		I		85,000																					
				02764 0480		08-30-1960		U		I		0																					
				Total												Total		179900		Total		172700		Total		171000							
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																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 93,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 91,400 Special Land Value 0 Total Appraised Parcel Value 185,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 185,000															
Nbhd				Nbhd Name				B				Tracing				Batch																	
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						317		2		MEASURED					
																		09-05-2003						274		3		MEAS+INSPECT					
																		03-04-1992						170		3		MEAS+INSPECT					
																		09-10-1980						500		3		MEAS+INSPECT					
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				11,481	SF	7.43	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	7.96	91,400									
Total Card Land Units								0.264	AC	Parcel Total Land Area: 0.2636								Total Land Value										91,400					

Vision ID 2714

Account # 2761

Map ID 32/ 17/ 0/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
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		102.41
Interior Floor 1	3	HARDWOOD	RCN		164,258
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		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		57
Extra Kitchens	0		RCNLD		93,600
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			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	816		22.87	18,658
FFL	1ST FLOOR	996	996		114.47	114,008
PAT	PATIO	0	225		5.60	1,259
UHS	UNFIN HALF STORY	0	816		34.37	28,044
WDK	WOOD DECK	0	144		15.90	2,289
Ttl Gross Liv / Lease Area		996	2,997	1,435		164,258

