

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
NIZIANKOWICZ MICHAEL J NIZIANKOWICZ JENNIFER 19 PONDVIEW DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	410200		410,200													
												RES LAND		101	164500		164,500													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	23200		23,200													
				SUPPLEMENTAL DATA								Total		597,900		597,900														
GIS ID F_385902_2856276				Mailed				Assoc Pid#																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
NIZIANKOWICZ MICHAEL J CUSTOM HOME DEVELOPMENT GROUP LL JOSEPH CHAPDELAINE + SONS INC EAST LONGMEADOW GROUP INVENTORS EAST LONGMEADOW GROUP ,INVENTORS				21001 0439		12-22-2015		Q		I		579,000		00		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
				20715 0366		05-22-2015		Q		V		140,000		00		2019		101	398,800		2018		101	385,600		2017		101	415,000	
				20151 0213		12-30-2013		U		V		250,000		1V				101	160,100				101	160,100				101	138,500	
				19822 0560		05-16-2013		U		V		1		1F																
				19427 0250		09-04-2012		U		I		1		1B																
				Total												558900		Total		545700		Total		553500						
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						130		MG																						
NOTES																														
FY15 PLAN 1118 BK PG 368-98 TAKEN FROM PARCEL 58-1-D														Appraised BLDG. Value (Card) 410,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 23,200 Appraised Land Value (Bldg) 164,500 Special Land Value 0 Total Appraised Parcel Value 597,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 597,900																
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		
201803051		10-26-2018		11		POOL		71,950		05-22-2019		100		05-22-2019		18X37X42 INGROU		05-22-2019		01				334		15		PERMIT VISIT		
201501826		06-03-2015		2		DWELLING		310,000		12-03-2015		100		12-03-2015		OC 11/30/2015 224		12-03-2015						400		25		OC VISIT		
																		06-26-2015						317		15		PERMIT VISIT		
																		06-24-2015						317		15		PERMIT VISIT		
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				40,000		SF		2.39	1.750	2	LAND	0.95	NS	1.00	ESMT1 5%			0			1.000	3.97		158,800		
1	101	ONE FAM		RA				1.640		AC		7,000.00	1.000	0		0.50	NV	1.00	WET/ESMT			0			1.000	3,500.00		5,700		
Total Card Land Units								2.558		AC		Parcel Total Land Area: 2.5583				Total Land Value										164,500				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	1	CONCRETE	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	74.47	
Interior Floor 2	4	CARPET	RCN	418,597	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2015	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	2		Depreciation %	2	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	98	
Extra Kitchen St			RCNLD	410,200	
FBM Sqft	1053		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
02	SHED/FR			L	240	7.48	2019	60	0.00	AV	A	1.00	1,100
19	PATIO			L	192	5.75	2019	70	0.00	GD	G	1.25	1,000
11	POOL I-V	OB	Outbuildi	L	684	29.00		85	0.00	VG	G	1.25	21,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,170		23.37	27,338	
CFL	CATHEDRAL CE	80	80		119.75	9,580	
FFL	1ST FLOOR	1,090	1,090		116.83	127,343	
GAR	GARAGE	0	768		46.70	35,866	
OPF	OPEN PORCH	0	174		11.41	1,986	
PAT	PATIO	0	821		5.83	4,790	
SFL	2ND FLOOR	1,162	1,162		116.83	135,755	
TQS	3/4 STORY	576	768		87.62	67,293	
WDK	WOOD DECK	0	528		16.37	8,645	
Ttl Gross Liv / Lease Area		2,908	6,561	3,583		418,597	

