

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
NICHOLS BRIAN J NICHOLS JULIA R 339 PEASE RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	214700		214,700											
												RES LAND		101	99700		99,700											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2900		2,900											
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA												Total		317,300		317,300								
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
GIS ID F_381463_2841685																												
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							
													2020	101	203,300	2019	101	197,700	2018	101	182,600							
														101	99,700		101	97,000		101	97,000							
														101	2,900		101	2,900		101	2,900							
		Total		305900		Total		297600		Total		282500																
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		MG																				
NOTES																												
												APPRAISED VALUE SUMMARY																
												Appraised BLDG. Value (Card)								214,700								
												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								317,300								
												Valuation Method								C								
												Adjustment																
												Net Total Appraised Parcel Value								317,300								
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	3	MEAS+INSPCTD			
																		09-06-2003					274	3	MEAS+INSPCTD			
																		03-07-1992					107	3	MEAS+INSPCTD			
																		09-04-1980					500	3	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	90.84	
Interior Floor 1	4	CARPET	RCN	306,694	
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	214,700	
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		25.20	28,831	
FFL	1ST FLOOR	1,144	1,144		125.90	144,030	
GAR	GARAGE	0	636		50.28	31,979	
OFP	OPEN PORCH	0	224		12.37	2,770	
STG	STORAGE	0	36		48.96	1,763	
TQS	3/4 STORY	773	1,030		94.49	97,321	
Ttl Gross Liv / Lease Area		1,917	4,214	2,436		306,694	

