

Property Location 64 HOLLAND DR		Map ID 85/ 39/ 16/ /		Bldg Name		State Use 101	
Vision ID 5776		Account # 5858		Bldg # 1		Print Date 11-04-2020 10:13:38	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
NICHOLS KEITH A NICHOLS JOANNE L 64 HOLLAND DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	91400	91,400		
						RES LAND	101	85400	85,400		
						RESIDNTL.	101	8000	8,000		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID F_392719_2855807						Total				184,800	184,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NICHOLS KEITH A OLLARI, COLLEEN A CAMPBELL GORDON W + CLARA A,		10617	0227	01-20-1999	U	I	114,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		10076	0151	11-21-1998	U	I	1		2020	101	86,600	2019	101	84,200	2018	101	77,800
		02216	0440	12-22-1952	U	I	0		101	85,400	101	82,800	101	82,800			
		101	8,000	101	8,000	101	8,000										
		Total						180000		Total		175000		Total		168600	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 91,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,000 Appraised Land Value (Bldg) 85,400 Special Land Value 0 Total Appraised Parcel Value 184,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 184,800									
Total			0.00															

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
0001			101	MA			

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	
201502830	11-17-2015	62	SOLAR	16,900	04-10-2015	100	04-10-2015	ROOF TOP NVC GARAGE	05-11-2017			317	15	PERMIT VISIT	
201402765	11-01-2014	62	SOLAR	15,300	04-10-2015	100	04-10-2015		06-10-2016			317	15	PERMIT VISIT	
382	12-07-2007	25	WINDOWS	6,613					04-10-2015			317	15	PERMIT VISIT	
43	03-12-2002	21	SIDING	7,000					03-28-2008			317	15	PERMIT VISIT	
75	01-01-1982	MN	Manual Note						09-08-2005			311	3	MEAS+INSPCTD	
									03-06-2003			274	15	PERMIT VISIT	
									02-15-2000			247	14	INSPECTED	

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				11,472 SF	7.44	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.44	85,400		
Total Card Land Units							0.263	AC	Parcel Total Land Area: 0.2634							Total Land Value							85,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	111.66	
Interior Floor 2	3	HARDWOOD	RCN	160,385	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	91,400	
FBM Sqft	492		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	96	7.48	1958	60	0.00	AV	A	1.00	400
03	GARAGE	OB	Outbuildi	L	384	28.18	1982	70	0.00	GD	A	1.00	7,600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	984		25.50	25,096	
EFB	ENCL PORCH	0	260		38.22	9,936	
FFL	1ST FLOOR	984	984		127.39	125,353	
Ttl Gross Liv / Lease Area		984	2,228	1,259		160,385	

