

State Use 101
Print Date 11-04-2020 1:05:25 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
NIZIAKOWICZ MICHAEL J NIZIAKOWICZ JENNIFER 19 PONDVIEW DR EAST LONGMEADOW MA 01028 GIS ID F_385902_2856276												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	427000		427,000											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	164500		164,500											
												RESIDNTL.		101	23200		23,200											
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/30/2015 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
														Total		614,700		614,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
NIZIAKOWICZ 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	2020	101	410,200	2019	101	398,800	2018	101	385,600								
				20151	0213	12-30-2013	U	V	250,000		1V	101	164,500	101	160,100	101	160,100											
				19822	0560	05-16-2013	U	V	1		1F	101	23,200															
				19427	0250	09-04-2012	U	I	1		1B	Total		597900	Total	558900	Total	545700										
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)																		427,000										
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																		614,700										
Valuation Method																		C										
Adjustment																												
Net Total Appraised Parcel Value																		614,700										
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	1.000	0		0.50	NV	1.00	WET/ESMT			0			1.000	3,500	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		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			79.23
Interior Floor 1	3	HARDWOOD	RCN			440,257
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built			2015
Heat Type	1	FORCED H/A	Effective Year Built			2015
AC Type	03	FULL	Depreciation Code			GD
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	2		Depreciation %			3
Extra Fixtures	2		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor			1
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition			97
Extra Kitchens			RCNLD			427,000
Extra Kitchen St			Dep % Ovr			
FBM Sqft	1053		Dep Ovr Comment			
FBM Quality	5		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	1	YES	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
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	2019	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		24.57	28,752	
CFL	CATHEDRAL CE	80	80		125.95	10,076	
FFL	1ST FLOOR	1,090	1,090		122.87	133,932	
GAR	GARAGE	0	768		49.12	37,722	
OPF	OPEN PORCH	0	174		12.00	2,089	
PAT	PATIO	0	821		6.14	5,038	
SFL	2ND FLOOR	1,162	1,162		122.87	142,779	
TQS	3/4 STORY	576	768		92.16	70,775	
WDK	WOOD DECK	0	528		17.22	9,093	
Ttl Gross Liv / Lease Area		2,908	6,561	3,583		440,257	

