

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
NIZNIK JEFFREY A 349 PROSPECT ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	175000		175,000												
												RES LAND		101	117100		117,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16200		16,200												
				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_382192_2844381												Total		308,300		308,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
NIZNIK JEFFREY A NIZNIK JEFFREY A NIZNIK,JEFFREY A NIZNIK WALTER D JR +,				20104		0237		11-19-2013		U		I		1		1		Year		Code		Assessed		Year		Code		Assessed	
				17998		0263		09-18-2009		U		I		100		1A		2021		101		167,900		2020		101		159,400	
				17439		0075		08-19-2008		U		I		282,000		1A				101		109,100				101		109,100	
				04340		0014		10-25-1976		U		I		0						101		16,200				101		16,200	
																Total		293,200		Total		284,700		Total		277,600			
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 BLDG. Value (Card)								175,000					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								16,200					
																Appraised Land Value (Bldg)								117,100					
																Special Land Value								0					
																Total Appraised Parcel Value								308,300					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								308,300					
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	
202001049		03-19-2020		91		INSULATION		10,589				0						04-11-2018						333		2		MEASURED	
25A		02-01-1989		MN		Manual Note		4,800								ADDN		05-19-2004						318		14		INSPECTED	
25		02-01-1989		MN		Manual Note		4,800								ADDITION		03-18-2004						250		22		MAILER SENT	
																		09-16-2003						274		2		MEASURED	
																		06-16-1992						131		3		MEAS+INSPCTD	
																		04-12-1990						131		15		PERMIT VISIT	
																		09-03-1980						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		RAA				40,000	SF	2.58	1.190	7	LAND	1.00	MG	1.00					0	TRF1	0.9	1.000	2.76	110,400			
1	101	ONE FAM		RAA				1.280	AC	7,000	1.000	0		0.75	MG	1.00	SHP3				0			1.000	5,250	6,700			
Total Card Land Units								2.20	AC	Parcel Total Land Area: 2.20								Total Land Value										117,100	

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	3	HARDWOOD	Adj Base Rate	99.03	
Interior Floor 2			RCN	250,003	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1948	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	175,000	
FBM Sqft	1050		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		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
04	GARAGE/L			L	720	30.48	1989	60	0.00	AV	A	1.00	13,200
19	PATIO			L	408	5.75	2002	70	0.00	GD	G	1.25	2,100
02	SHED/FR			L	192	7.48	2014	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,615		23.27	37,576	
EPF	ENCL PORCH	0	208		34.68	7,213	
FFL	1ST FLOOR	1,615	1,615		116.33	187,880	
GAR	GARAGE	0	368		46.47	17,101	
OFF	OPEN PORCH	0	16		14.54	233	
Ttl Gross Liv / Lease Area		1,615	3,822	2,149		250,003	

