

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
NICHOLS WILLIAM 27 MICHEL ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	138500		138,500																	
												RES LAND		101	121000		121,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	108900		108,900																	
				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_386870_2845100												Total		368,400		368,400																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
NICHOLS WILLIAM MINAHAN JANE D MINAHAN BRETT E +, MINAHAN BRETT E MINAHAN BRETT E				23853		0058		04-30-2021		Q		I		325,000		00		Year		Code	Assessed		Year	Code	Assessed									
				16873		0258		08-16-2007		U		I		1		1A		2021		101	132,700		2020	101	125,700		2019	101	122,200					
				10031		0340		10-15-1997		U		I		1		1A				101	112,100			101	112,100			101	108,500					
				10031		0338		10-15-1997		U		I		1		1A				101	108,900			101	108,900			101	108,300					
				05665		0537		08-10-1984		U		I		55,000		1A																		
																Total		353,700		Total		346,700		Total		339,000								
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)								138,500														
												Appraised Xf (B) Value (Bldg)								0														
												Appraised Ob (B) Value (Bldg)								108,900														
												Appraised Land Value (Bldg)								121,000														
												Special Land Value								0														
												Total Appraised Parcel Value								368,400														
												Valuation Method								C														
												Adjustment																						
												Net Total Appraised Parcel Value								368,400														
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										
191		08-17-1998		3	GARAGE		35,000								GARAGE DEMOLITI FGR		08-06-2019					334	3	MEAS+INSPCTD										
189		08-13-1998		5	DEMOLITION		1,500						10-18-2013							317	11	ENTRY DENIED												
198		09-01-1991		MN	Manual Note		10,000						05-09-2002							274	3	MEAS+INSPCTD												
													05-24-1999							105	15	PERMIT VISIT												
													02-11-1999							247	15	PERMIT VISIT												
													04-22-1992					131	3	MEAS+INSPCTD														
													12-23-1980					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				35,800	SF	2.84	1.190	7	LAND	1.00	MG	1.00				0			1.000	3.38	121,000									
Total Card Land Units																		0.82		AC	Parcel Total Land Area:		0.82		Total Land Value								121,000	

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	2.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	19	TEX 111	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	2	SOFTWOOD	Adj Base Rate		109.94
Interior Floor 2	4	CARPET	RCN		197,871
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		1988
Bedrooms	6		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		138,500
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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	OB	Outbuildi	L	350	7.48	1958	60	0.00	AV	A	1.00	1,600
03	GARAGE			L	768	28.18	1991	70	0.00	GD	A	1.00	15,100
14	SCRN HSE			L	190	14.95	1991	70	0.00	GD	G	1.25	2,500
03	GARAGE	OB	Outbuildi	L	1,12	28.18	1998	70	0.00	GD	G	1.25	27,600
FINK	FINSHDwKIT			L	1,12	62.00	1998	70	0.00	GD	G	1.25	60,800
02	SHED/FR			L	130	7.48	1991	70	0.00	GD	A	1.00	700
06	CARPORT			L	120	8.63	2015	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	133		25.34	3,371
FFL	1ST FLOOR	1,558	1,558		124.84	194,500
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