

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	195700		195,700																	
												RES LAND		101	129500		129,500																	
				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						341,400		341,400																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
NIZNIK JEFFREY A				20104		0237		11-19-2013		U		I		1		1		Year		Code		Assessed		Year		Code		Assessed						
NIZNIK JEFFREY A				17998		0263		09-18-2009		U		I		100		1A		2022		101		175,000		2021		101		167,900						
NIZNIK,JEFFREY A				17439		0075		08-19-2008		U		I		282,000		1A				101		117,100				101		109,100						
NIZNIK WALTER D JR +,				04340		0014		10-25-1976		U		I		0						101		16,200				101		16,200						
																		Total		308,300		Total		293,200		Total		284,700						
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						Tracing			Batch																							
0001								101			MG																							
NOTES																																		
																Appraised BLDG. Value (Card)										195,700								
																Appraised Xf (B) Value (Bldg)										0								
																Appraised Ob (B) Value (Bldg)										16,200								
																Appraised Land Value (Bldg)										129,500								
																Special Land Value										0								
Total Appraised Parcel Value										341,400																								
Valuation Method										C																								
Adjustment																																		
Net Total Appraised Parcel Value										341,400																								
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										
202001049		03-19-2020		91	INSULATION		10,589				0				ADDN ADDITION		04-11-2018					333	2	MEASURED										
25A		02-01-1989		MN	Manual Note		4,800						05-19-2004							318	14	INSPECTED												
25		02-01-1989		MN	Manual Note		4,800						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	2.84	1.200	7		LAND	1.00	MG	1.00							3.07		122,800								
1	101	ONE FAM		RAA				1.280	AC	7,000.00	1.000	0			0.75	MG	1.00	SHP3			0	0	TRF1	0.9	1.000	5,250	6,700							
Total Card Land Units																		2.20	AC	Parcel Total Land Area: 2.20				Total Land Value										129,500

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	110.60	
Interior Floor 2			RCN	279,513	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1948	
AC Type	01	NONE	Effective Year Built	1991	
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	195,700	
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		25.51	41,206	
EFB	ENCL PORCH	0	208		63.79	13,268	
FFL	1ST FLOOR	1,615	1,615		127.57	206,031	
GAR	GARAGE	0	368		50.96	18,753	
OFF	OPEN PORCH	0	16		15.95	255	
Ttl Gross Liv / Lease Area		1,615	3,822			279,513	

