

State Use 101
Print Date 12/12/2022 5:40:09 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																									
NICHOLS JOHN B 327 PEASE RD EAST LONGMEADOW MA 01028 GIS ID F_381867_2841684												Description		Code		Appraised		Assessed																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		115400		115,400																											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		109500		109,500																											
				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#																																					
Total														224,900		224,900																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
NICHOLS JOHN B NICHOLS JOHN B +, NICHOLS BRIAN + JULIE + NICHOLS BRIAN J + JULIE R HARSH LOIS H				11013 0256		11-24-1999		U		I		1		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				09547 0161		07-03-1996		U		I		1		1A		2022		101		103,400		2021		101		99,000		2020		101		93,600													
				09523 0062		06-17-1996		U		I		1		1A				101		98,700				101		91,400				101		91,400													
				08930 0433		09-01-1994		U		I		85,000																																	
02764 0480				08-30-1960		U		I		0						Total		202,100		Total		190,400		Total		185,000																			
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																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 115,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 109,500 Special Land Value 0 Total Appraised Parcel Value 224,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 224,900																													
Nbhd				Nbhd Name				Tracing				Batch																																	
0001								101				MG																																	
NOTES																																													
																VISIT / CHANGE HISTORY																													
																Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
																																		09-28-2015						317		2		MEASURED	
																																		09-05-2003						274		3		MEAS+INSPECT	
																				03-04-1992						170		3		MEAS+INSPECT															
																				09-10-1980						500		3		MEAS+INSPECT															
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				11,481	SF	8.83	1.200	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	9.54	109,500																				
Total Card Land Units								0.26	AC	Parcel Total Land Area: 0.26								Total Land Value										109,500																	

Vision ID 2714

Account # 2761

Map ID 32/ 17/ 0/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	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		128.24
Interior Floor 1	3	HARDWOOD	RCN		202,479
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		115,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	816		28.01	22,856
FFL	1ST FLOOR	996	996		140.22	139,660
PAT	PATIO	0	225		6.86	1,542
UHS	UNFIN HALF STORY	0	816		42.10	34,354
WDK	WOOD DECK	0	144		28.24	4,066
	Ttl Gross Liv / Lease Area	996	2,997			202,479

