

State Use 101
Print Date 12/12/2022 9:27:04 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																
NICHOLS WILLIAM 27 MICHEL ST EAST LONGMEADOW MA 01028 GIS ID F_386870_2845100				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed																			
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	125100		125,100																			
												RES LAND		101	133900		133,900																			
														101		57100		57,100																		
				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		316,100		316,100																		
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	Year	Code	Assessed															
				16873 0258		08-16-2007		U	I	1		1A	2022	101	138,500	2021	101	132,700	2020	101	125,700															
				10031 0340		10-15-1997		U	I	1		1A		101	121,000		101	112,100		101	112,100															
				10031 0338		10-15-1997		U	I	1		1A		101	108,900		101	108,900		101	108,900															
				05665 0537		08-10-1984		U	I	55,000		1A	Total		368,400		Total		353,700		Total		346,700													
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				Appraised BLDG. Value (Card) 125,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 57,100 Appraised Land Value (Bldg) 133,900 Special Land Value 0 Total Appraised Parcel Value 316,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 316,100																						
0001						101				MG																										
NOTES																																				
														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		08-06-2019					334	3	MEAS+INSPCTD	
189	08-13-1998	5	DEMOLITION		1,500							FGR		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		3.12	1.200	7	LAND	1.00	MG	1.00			0			1.000		3.74		133,900										
Total Card Land Units																0.82		AC	Parcel Total Land Area: 0.82				Total Land Value										133,900			

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	
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		123.55
Interior Floor 2	4	CARPET	RCN		219,443
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		1978
Bedrooms	6		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
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		57
Extra Kitchen St			RCNLD		125,100
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			L	350	7.48	1958	60	0.00	AV	A	1.00	1,600
03	GARAGE	OB	Outbuildi	L	768	28.18	1991	60	0.00	AV	A	1.00	13,000
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	E	1.75	38,700
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		28.11	3,738	
FFL	1ST FLOOR	1,558	1,558		138.45	215,705	
Ttl Gross Liv / Lease Area		1,558	1,691			219,443	

