

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
NICHOLS KEITH A NICHOLS JOANNE L 64 HOLLAND DR EAST LONGMEADOW MA 01028 GIS ID F_392719_2855807												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	108000		108,000														
												RES LAND		101	101400		101,400														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	8000		8,000														
				SUPPLEMENTAL DATA								Total		217,400		217,400															
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
NICHOLS KEITH A OLLARI,COLLEEN A CAMPBELL GORDON W + CLARAA,				10617 0227		01-20-1999		U		I		114,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				10076 0151		11-21-1998		U		I		1				2022	101	95,400	2021	101	91,400	2020	101	86,600							
				02216 0440		12-22-1952		U		I		0					101	92,100		101	85,400		101	85,400							
																	101	8,000		101	8,000		101	8,000							
				Total										Total	195,500	Total		184,800		Total		180,000									
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				Tracing				Batch																					
0001						101				MA																					
NOTES																Appraised BLDG. Value (Card)								108,000							
																Appraised Xf (B) Value (Bldg)								0							
																Appraised Ob (B) Value (Bldg)								8,000							
																Appraised Land Value (Bldg)								101,400							
																Special Land Value								0							
																Total Appraised Parcel Value								217,400							
																Valuation Method								C							
																Adjustment															
																Net Total Appraised Parcel Value								217,400							
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							
201502830		11-17-2015		62	SOLAR		16,900		04-10-2015		100		04-10-2015		ROOF TOP		05-11-2017					317	15	PERMIT VISIT							
201402765		11-01-2014		62	SOLAR		15,300		04-10-2015		100		04-10-2015				06-10-2016					317		15	PERMIT VISIT						
382		12-07-2007		25	WINDOWS		6,613										04-10-2015					317		15	PERMIT VISIT						
43		03-12-2002		21	SIDING		7,000								NVC GARAGE		03-28-2008				317	15	PERMIT VISIT								
75		01-01-1982		MN	Manual Note												09-08-2005				311	3	MEAS+INSPCTD								
																	03-06-2003				274	15	PERMIT VISIT								
																02-15-2000				247	14	INSPECTED									
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				11,472	SF	8.84		1.000	5	LAND	1.00	MA	1.00				0			1.000	8.84	101,400					
Total Card Land Units																0.26	AC	Parcel Total Land Area:		0.26	Total Land Value										101,400

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	4	CARPET	Adj Base Rate	129.43	
Interior Floor 2	3	HARDWOOD	RCN	189,488	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	108,000	
FBM Sqft	492		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	96	7.48	1958	60	0.00	AV	A	1.00	400
03	GARAGE	OB	Outbuildi	L	384	28.18	1982	70	0.00	GD	A	1.00	7,600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	984		28.94	28,474	
EFP	ENCL PORCH	0	260		72.27	18,790	
FFL	1ST FLOOR	984	984		144.54	142,224	
Ttl Gross Liv / Lease Area		984	2,228			189,488	

