

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW						
NIZIANKOWICZ MICHAEL J NIZIANKOWICZ JENNIFER 19 PONDVIEW DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	491100	491,100											
						RES LAND	101	172900	172,900											
						RESIDNTL.	101	25100	25,100											
		DRAINAGE		VIEW	COMMUNITY															
		SUPPLEMENTAL DATA																		
		Alt Prcl ID SP Permit Chapter Land OC Dates 11/30/2015 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#														
GIS ID F_385902_2856276						Total				689,100				689,100						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
NIZIANKOWICZ MICHAEL J CUSTOM HOME DEVELOPMENT GROUP LL JOSEPH CHAPDELAIN + SONS INC EAST LONGMEADOW GROUP INVENTORS EAST LONGMEADOW GROUP ,INVENTORS		21001	0439	12-22-2015	Q	I	579,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		20715	0366	05-22-2015	Q	V	140,000	00	2022	101	444,500	2021	101	427,000	2020	101	410,200			
		20151	0213	12-30-2013	U	V	250,000	1V		101	177,300		101	164,500		101	164,500			
		19822	0560	05-16-2013	U	V	1	1F		101	23,200		101	23,200		101	23,200			
		19427	0250	09-04-2012	U	I	1	1B	Total		645,000		Total		614,700		Total 597,900			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int		
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 491,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 25,100 Appraised Land Value (Bldg) 172,900 Special Land Value 0 Total Appraised Parcel Value 689,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 689,100											
Total			0.00																	
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		Tracing			Batch													
0001				130			MG													
NOTES																				
FY15 PLAN 1118 BK PG 368-98 TAKEN FROM PARCEL 58-1-D																				
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						
201803051	10-26-2018	11	POOL	71,950	05-22-2019	100	05-22-2019	18X37X42 INGROU	05-22-2019	01		334	15	PERMIT VISIT						
201501826	06-03-2015	2	DWELLING	310,000	12-03-2015	100	12-03-2015	OC 11/30/2015 224	12-03-2015		400	25	OC VISIT							
									06-26-2015			317	15	PERMIT VISIT						
									06-24-2015			317	15	PERMIT VISIT						
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				40,000 SF	2.84	1.550	2	LAND	0.95	NS	1.00	ESMT1 5%		0	1.000	4.18	167,200
1	101	ONE FAM	RA				1.640 AC	7,000.00	1.000	0		0.50	NV	1.00	WET/ESMT		0	1.000	3,500	5,700
Total Card Land Units							2.56 AC	Parcel Total Land Area: 2.56							Total Land Value					172,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	92.91	
Interior Floor 2	4	CARPET	RCN	506,282	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2015	
AC Type	03	FULL	Effective Year Built	2018	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	2		Depreciation %	3	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	97	
Extra Kitchen St			RCNLD	491,100	
FBM Sqft	1053		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	240	7.48	2019	60	0.00	AV	A	1.00	1,100
19	PATIO			L	570	5.75	2019	70	0.00	GD	G	1.25	2,900
11	POOL I-V	OB	Outbuildi	L	684	29.00	2019	85	0.00	VG	G	1.25	21,100

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	1,170		28.01	32,772					
CFL	CATHEDRAL CE	80	80		143.55	11,484					
FFL	1ST FLOOR	1,090	1,090		140.05	152,655					
GAR	GARAGE	0	768		55.98	42,995					
OPF	OPEN PORCH	0	174		13.68	2,381					
PAT	PATIO	0	821		6.99	5,742					
SFL	2ND FLOOR	1,162	1,162		140.05	162,738					
TQS	3/4 STORY	576	768		105.04	80,669					
WDK	WOOD DECK	0	528		28.12	14,845					
Ttl Gross Liv / Lease Area		2,908	6,561			506,282					

