

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
NICHOLS BRIAN NICHOLS BECKY 109 THOMPCKINS AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	158600		158,600																						
												RES LAND		101	115900		115,900																						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7700		7,700																						
				SUPPLEMENTAL DATA																																			
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																															
GIS ID F_379313_2856810				Mailed				Assoc Pid#				Total		282,200		282,200																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
NICHOLS BRIAN MORRISINO JENNIFER JILL MORRISINO NANCY C, CHASE HOWARD C JR HEIRS + DEV , CHASE HOWARD C + EILEEN T,				21581		0001		02-27-2017		Q		I		208,000		00		Year		Code		Assessed		Year		Code		Assessed											
				19714		0181		03-05-2013		U		I		152,000		1A		2023		101		145,100		2022		101		129,800											
				18828		0229		07-01-2011		U		I		1		1A				101		105,300				101		95,900											
				17782		0439		05-05-2009		U		I		1		1A				101		6,800				101		6,800											
				02568		0346		09-19-1957		U		I		0				Total		257,200		Total		232,500		Total		219,700											
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																																							
ASSESSING NEIGHBORHOOD																																							
Nbhd		Nbhd Name						Tracing				Batch				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 158,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,700 Appraised Land Value (Bldg) 115,900 Special Land Value 0 Total Appraised Parcel Value 282,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 282,200																							
0001								101				MA																											
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											
201401991		06-24-2014		17		DECK		2,500		03-12-2015		100		03-12-2015		FRONT OF HOUSE		03-23-2017						317		3		MEAS+INSPCTD											
201302994		11-01-2013		25		WINDOWS		28,817		04-25-2014		100		04-25-2014				03-12-2015						105		15		PERMIT VISIT											
																		04-25-2014						317		15		PERMIT VISIT											
																		03-24-2004						316		3		MEAS+INSPCTD											
																		04-13-1992						170		3		MEAS+INSPCTD											
																		04-01-1992						107		22		MAILER SENT											
																		09-28-1990						131		2		MEASURED											
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		RC				20,400	SF	5.68		1.000	5	LAND	1.00	MA	1.00			0			1.000	5.68		115,900													
Total Card Land Units								0.47	AC	Parcel Total Land Area: 0.47								Total Land Value										115,900											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	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	130.40	
Interior Floor 2	4	CARPET	RCN	251,764	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1959	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	158,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	400	32.00	1978	60	0.00	AV	A	1.00	7,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,308		28.25	36,954	
FFL	1ST FLOOR	1,464	1,464		141.04	206,489	
OFP	OPEN PORCH	0	132		13.89	1,834	
WDK	WOOD DECK	0	232		27.97	6,488	
Ttl Gross Liv / Lease Area		1,464	3,136			251,764	

