

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
NICHOLS JOHN B  327 PEASE RD  EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006  EAST LONGMEADOW
		<b>TOPO WET</b>	<b>EASEMENT</b>	<b>TRAFFIC</b>	<b>CORNER</b>	RESIDNTL.	101	126100	126,100	
		<b>DRAINAGE</b>		<b>VIEW</b>	<b>COMMUNITY</b>	RES LAND	101	120400	120,400	
		<b>SUPPLEMENTAL DATA</b>								
GIS ID F_381867_2841684		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed	Received NIA Field 8 Field 9 Field 10 Assoc Pid#			Total	246,500	246,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NICHOLS JOHN B	11013	0256	11-24-1999	U	I		1 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NICHOLS JOHN B +, NICHOLS BRIAN + JULIE + NICHOLS BRIAN J + JULIE R HARSH LOIS H	09547 09523 08930 02764	0161 0062 0433 0480	07-03-1996 06-17-1996 09-01-1994 08-30-1960	U U U U	I I I I		1 1A 1 1A 85,000 0	2023	101 101	115,400 109,500	2022	101 101	103,400 98,700	2021	101 101	99,000 91,400
Total								224,900	Total	202,100	Total	190,400				

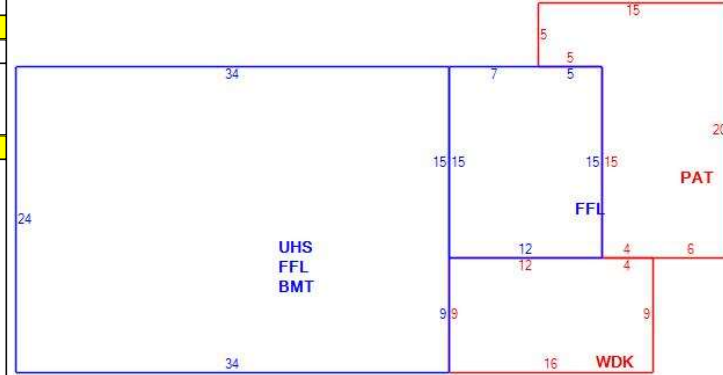
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int										
Total																		

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		Tracing		Batch	Appraised BLDG. Value (Card)						126,100
0001			101		MG	Appraised Xf (B) Value (Bldg)						0
<b>NOTES</b>						Appraised Ob (B) Value (Bldg)						0
						Appraised Land Value (Bldg)						120,400
						Special Land Value						0
						Total Appraised Parcel Value						246,500
						Valuation Method						C
						Adjustment						
						Net Total Appraised Parcel Value						246,500

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
										09-28-2015			317	2	MEASURED
										09-05-2003			274	3	MEAS+INSPCTD
										03-04-1992			170	3	MEAS+INSPCTD
										09-10-1980			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				11,481 SF	9.71	1.200	7	LAND	1.00	MG	1.00		0	TRF2	0.9	1.000	10.49	120,400			
Total Card Land Units							0.26	AC	Parcel Total Land Area:			0.26											Total Land Value	120,400

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	<b>MIXED USE</b>		
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	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Adj Base Rate		141.28
Interior Floor 1	3	HARDWOOD	RCN		221,308
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		126,100
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)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		30.61	24,981	
FFL	1ST FLOOR	996	996		153.26	152,647	
PAT	PATIO	0	225		7.49	1,686	
UHS	UNFIN HALF STORY	0	816		46.02	37,549	
WDK	WOOD DECK	0	144		30.86	4,445	
Ttl Gross Liv / Lease Area		996	2,997			221,308	

