

State Use 101
Print Date 11/14/2023 2:17:01 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
NIZIAKOWICZ MICHAEL J NIZIAKOWICZ JENNIFER 19 PONDVIEW DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	527600		527,600									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	189300		189,300									
												RESIDNTL.		101	26800		26,800									
				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#						Total		743,700		743,700										
GIS ID F_385902_2856276																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
NIZIAKOWICZ MICHAEL J CUSTOM HOME DEVELOPMENT GROUP LL JOSEPH CHAPDELAINE + 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			2023	101	491,100	2022	101	444,500	2021	101	427,000				
				20151	0213	12-30-2013	U	V	250,000		1V			101	172,900		101	177,300		101	164,500					
				19822	0560	05-16-2013	U	V	1		1F			101	25,100		101	23,200		101	23,200					
				19427	0250	09-04-2012	U	I	1		1B					Total		689,100	Total		645,000	Total		614,700		
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												Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value														
Nbhd		Nbhd Name				Tracing				Batch																
0001						130				MG																
NOTES												Appraised Value Summary 527,600 0 26,800 189,300 0 743,700 C 743,700														
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					
B-23-69		02-02-2023		62	SOLAR		25,135	06-02-2023		100	05-10-2023		18X37X42 INGROU OC 11/30/2015 224		06-02-2023		01		400	15	PERMIT VISIT					
201803051		10-26-2018		11	POOL		71,950	05-22-2019		100	05-22-2019				05-22-2019				334	15	PERMIT VISIT					
201501826		06-03-2015		2	DWELLING		310,000	12-03-2015		100	12-03-2015				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	3.12	1.550	2	LAND	0.95	NS	1.00	ESMT 15%		0			1.000	4.59	183,600		
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								189,300

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	Percentage
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	102.35	
Interior Floor 2	4	CARPET	RCN	549,622	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2015	
AC Type	03	FULL	Effective Year Built	2017	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	2		Depreciation %	4	
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	96	
Extra Kitchen St			RCNLD	527,600	
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	12.00	2019	60	0.00	AV	A	1.00	1,700
19	PATIO			L	570	8.00	2019	70	0.00	GD	G	1.25	4,000
11	POOL I-V	OB	Outbuildi	L	684	29.00	2019	85	0.00	VG	G	1.25	21,100
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	96	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	1,170		30.41	35,577					
CFL	CATHEDRAL CE	80	80		155.84	12,467					
FFL	1ST FLOOR	1,090	1,090		152.04	165,723					
GAR	GARAGE	0	768		60.78	46,676					
OPF	OPEN PORCH	0	174		14.85	2,585					
PAT	PATIO	0	821		7.59	6,234					
SFL	2ND FLOOR	1,162	1,162		152.04	176,670					
TQS	3/4 STORY	576	768		114.03	87,575					
WDK	WOOD DECK	0	528		30.52	16,116					
Ttl Gross Liv / Lease Area		2,908	6,561			549,622					

