

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
NICHOLS JOHN B 327 PEASE RD EAST LONGMEADOW MA 01028												Description RESIDNTL. RES LAND		Code 101 101		Appraised 136900 120400		Assessed 136,900 120,400		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER																							
				DRAINAGE				VIEW		COMMUNITY																							
				SUPPLEMENTAL DATA																													
GIS ID F_381867_2841684				Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		257,300		257,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
NICHOLS JOHN B NICHOLS JOHN B +, NICHOLS BRIAN + JULIE + NICHOLS BRIAN J + JULIE R HARSH LOIS H				11013 0256		11-24-1999		U		I		1		1		Year 2024		Code 101 101		Assessed 126,100 120,400		Year 2023		Code 101 101		Assessed 115,400 109,500		Year 2022		Code 101 101		Assessed 103,400 98,700	
				09547 0161		07-03-1996		U		I		1		1A																			
				09523 0062		06-17-1996		U		I		1		1A																			
				08930 0433		09-01-1994		U		I		85,000																					
				02764 0480		08-30-1960		U		I		0																					
														Total		246,500		Total		224,900		Total		202,100									
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																					
0001								101				MG																					
NOTES																																	

Vision ID 2714

Account # 2761

Map ID 32/ 17/ 0/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11/21/2024 9:53:05 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
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	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		154.33
Interior Floor 1	3	HARDWOOD	RCN		240,153
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		136,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
WS Flues					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	816		33.22	27,109
FFL	1ST FLOOR	996	996		166.31	165,646
PAT	PATIO	0	225		8.13	1,829
UHS	UNFIN HALF STORY	0	816		49.93	40,746
WDK	WOOD DECK	0	144		33.49	4,823
Ttl Gross Liv / Lease Area		996	2,997			240,153

