Property Location 15 OLD PASTURE DR | Map ID 42/ 42/ 41/ / | Bldg Name | State Use 101
Vision ID 3572 | Account # 3629 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 8:07:10 A

CURRENT OWNER

NIEMCZURA MICHAEL

15 OLD PASTURE DR

EAST LONGMEADOW MA 01028

GIS ID F_384273_2844272

TOPO TYPE	UTILITY	STREET	LOCATION
TOPO WET	**EASEMENT**	**TRAFFIC**	**CORNER**
DRAINAGE		**VIEW**	**COMMUNITY**

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	465900	465,900
RES LAND	101	165200	165,200
RESIDNTL.	101	1300	1,300
	Total	632,400	632,400

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NIEMCZURA MICHAEL	18238	0294	03-23-2010	U	I	445,000	
TONER AMANDA,	10062	0238	11-10-1997	U	I	357,900	
KANE MICHAEL J	09276	0589	10-13-1995	U	V	1	1B
PROSPECT PARTNERSHIP THE	09018	0022	12-15-1994	U	I	602,840	1
WARD JOSEPH E ETAL D/B/A	06972	0245	09-22-1988	U	I	1	1B

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	430,000	2023	101	394,100	2022	101	359,400
	101	165,200		101	150,400		101	154,400
	101	1,300		101	1,000		101	1,000
	Total	596,500		Total	545,500		Total	514,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	465,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,300
Appraised Land Value (Bldg)	165,200
Special Land Value	0
Total Appraised Parcel Value	632,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	632,400

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NS

NOTES

SUB DIV #594

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
313	12-12-1996	MN	Manual Note	140,000				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
08-14-2019			334	2	MEASURED
03-11-2011			317	16	FIELDREV CHG
05-11-2010			317	3	MEAS+INSPCTD
10-08-2002			274	3	MEAS+INSPCTD
07-14-1998			232	3	MEAS+INSPCTD
01-15-1998			181	15	PERMIT VISIT
02-10-1997			105	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	RAA				40,000	SF	3.12	1.550	2	LAND	0.85	NS	1.00	WET2		0			1.000	4.11	164,400
1	101	ONE FAM	RAA				0.110	AC	7,000.00	1.000	0		1.00	NS	1.00			0			1.000	7,000	800
						Total Card Land Units	1.03	AC	Parcel Total Land Area:	1.03												Total Land Value	165,200

Property Location	15 OLD PASTURE DR	Map ID	42/ 42/ 41/ /	Bldg Name		State Use	101
Vision ID	3572	Account #	3629	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	11/22/2024 8:07:11 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B	GOOD
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	9	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

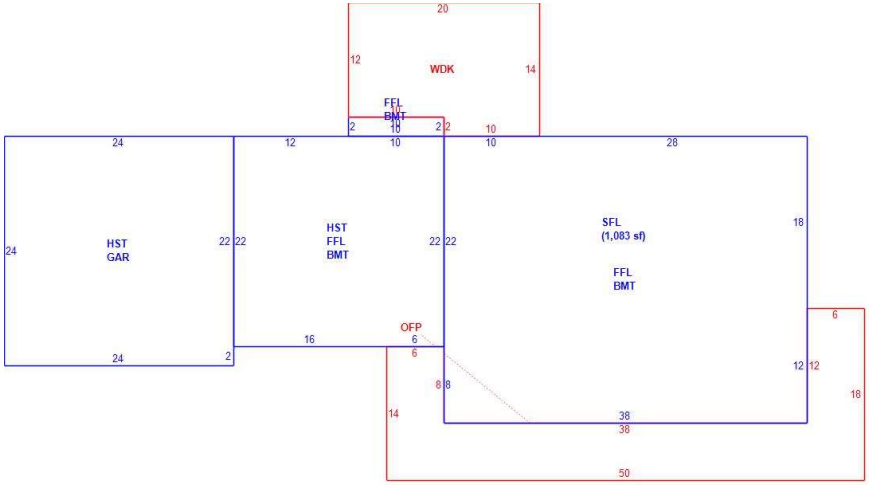
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	104.76
RCN	548,087
Net Other Adj	
Year Built	1996
Effective Year Built	2006
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	85
RCNLD	465,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
19	PATIO			L	240	8.00	1997	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,644		28.05	46,118
FFL	1ST FLOOR	1,644	1,644		140.18	230,449
GAR	GARAGE	0	576		55.97	32,240
HST	HALF STORY	530	1,060		70.09	74,293
OFP	OPEN PORCH	0	420		14.02	5,887
SFL	2ND FLOOR	1,083	1,083		140.18	151,810
WDK	WOOD DECK	0	260		28.04	7,289
	Ttl Gross Liv / Lease Area	3,257	6,687			548,087