

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
NICHOLS KEITH A NICHOLS JOANNE L 64 HOLLAND DR EAST LONGMEADOW MA 01028 GIS ID F_392719_2855807												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	127700		127,700								
												RES LAND		101	111500		111,500								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	9300		9,300								
				SUPPLEMENTAL DATA								Total		248,500		248,500									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
NICHOLS KEITH A OLLARI,COLLEEN A CAMPBELL GORDON W + CLARAA,				10617 0227		01-20-1999		U		I		114,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				10076 0151		11-21-1998		U		I		1				2024	101	117,800	2023	101	108,000	2022	101	95,400	
				02216 0440		12-22-1952		U		I		0				101	111,500	101	101,400	101	8,000	101	92,100		
																101	9,300	101	8,000	101	8,000				
														Total	238,600		Total		217,400		Total		195,500		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 127,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 9,300 Appraised Land Value (Bldg) 111,500 Special Land Value 0 Total Appraised Parcel Value 248,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 248,500										
		Total																							
Nbhd						Nbhd Name						Tracing						Batch							
0001												101						MA							
NOTES																									

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Central Vac	0		NO			
Model	01		RESIDENTIAL				Basement Floor	12		CONCRETE			
Grade	C		AVERAGE				Bsmt Garage						
Stories	1.00		1 STORY				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	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate			155.75			
Interior Floor 1	4		CARPET				RCN			223,993			
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	1		OIL				Year Built			1952			
Heat Type	3		FORCED H/W				Effective Year Built			1978			
AC Type	01		NONE				Depreciation Code			AV			
Bedrooms	2						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			127,700			
Extra Kitchen St							Dep % Ovr						
FBM Sqft	492						Dep Ovr Comment						
FBM Quality	1						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													
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	96	12.00	1958	60	0.00	AV	A	1.00	700
03	GARAGE	OB	Outbuildi	L	384	32.00	1982	70	0.00	GD	A	1.00	8,600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	984		34.21		33,659		
EFP	ENCL PORCH					0	260		85.43		22,211		
FFL	1ST FLOOR					984	984		170.86		168,123		
Ttl Gross Liv / Lease Area						984	2,228				223,993		

