

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
NICHOLS BRIAN NICHOLS BECKY 109 THOMPCKINS AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	190200		190,200												
												RES LAND		101	115900		115,900												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7700		7,700												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
GIS ID F_379313_2856810												Total		313,800		313,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
NICHOLS BRIAN MORRISINO JENNIFER JILL MORRISINO NANCY C, CHASE HOWARD C JR HEIRS + DEV , CHASE HOWARD C + EILEEN T,				21581		0001		02-27-2017		Q		I		208,000		00		Year		Code		Assessed		Year		Code		Assessed	
				19714		0181		03-05-2013		U		I		152,000		1A		2025		101		172,200		2024		101		158,600	
				18828		0229		07-01-2011		U		I		1		1A				101		115,900				101		115,900	
				17782		0439		05-05-2009		U		I		1		1A				101		7,700				101		7,700	
				02568		0346		09-19-1957		U		I		0				Total		295,800		Total		282,200		Total		257,200	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	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		158.49
Interior Floor 2	4	CARPET	RCN		301,905
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1959
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		190,200
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	400	32.00	1978	60	0.00	AV	A	1.00	7,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,308		33.88	44,313	
FFL	1ST FLOOR	1,464	1,464		169.13	247,613	
OFP	OPEN PORCH	0	132		16.66	2,199	
WDK	WOOD DECK	0	232		33.54	7,780	
Ttl Gross Liv / Lease Area		1,464	3,136			301,905	

