

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
DOWELL NICHOLAS 44 SHAW ST EAST LONGMEADOW MA 01028 GIS ID F_379814_2854254										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	359000				359,000																
										RES LAND		101	110800		110,800																				
				DRAINAGE				VIEW		COMMUNITY																									
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates 7/31/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
										Total		469,800		469,800																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
DOWELL NICHOLAS AREL ENA T SLATE BRYAN M MOLTENBREY BUILDERS LLC MAGNANI MARIO,				25615	0065	10-17-2024	Q	I			440,000	00	2025	101 101	336,300 110,800	2024	101 101	314,900 110,800	2023	101 101	287,500 100,700														
				23096	0512	02-21-2020	U	V			0	1A																							
				20594	0599	02-12-2015	Q	I			293,000	00																							
				19859	0243	06-07-2013	U	V			75,100	1																							
				04654	0085	09-06-1978	U	I			0		Total		447,100		Total		425,700		Total		388,200												
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Code	Description			Amount	Code	Description			YEAR	Amount	Comm Int																							
			Total																																
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name				Tracing				Batch																									
0001						130				MA																									
NOTES																																			
FY15 LOT SPLIT #1105 - FROM PARCEL 24-11-64 BK PLANS 366 P49 NEW LOT B																																			
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											
201302976		01-06-2014		2	DWELLING		150,000		04-25-2014		100		04-25-2014		OC 7/31/2014		07-21-2014 04-25-2014		01			400 317	25 3	OC VISIT MEAS+INSPCTD											
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		RC				10,000	SF	11.08		1.000	5	LAND	1.00	MA	1.00				0			1.000	11.08		110,800								
																		Total Card Land Units 0.23 AC Parcel Total Land Area: 0.23										Total Land Value 110,800							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage	0	
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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		148.48
Interior Floor 1	3	HARDWOOD	RCN		381,938
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2014
Heat Type	1	FORCED H/A	Effective Year Built		2019
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		94
Extra Kitchens	0		RCNLD		359,000
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	400		Dep Ovr Comment		
FBM Quality	3		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	0				

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	754		38.91	29,335
FFL	1ST FLOOR	754	754		194.27	146,481
GAR	GARAGE	0	234		78.04	18,262
OFP	OPEN PORCH	0	20		19.43	389
SFL	2ND FLOOR	936	936		194.27	181,838
WDK	WOOD DECK	0	144		39.12	5,634
Ttl Gross Liv / Lease Area		1,690	2,842			381,938

