

Property Location: 25 JOHN ST
Vision ID: 1643

Account #1678

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/01/2016 13:18

CURRENT OWNER

NICHTING PAUL K
NICHTING JOANNE M
25 JOHN ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_380267_2853681

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101

Appraised Value
84,900
80,500
400

Assessed Value
84,900
80,500
400

Total

165,800

165,800

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

NICHTING PAUL K
NICHTING PAUL K +
LACLAIR GEORGIA H +
ERICSON IRENE L

BK-VOL/PAGE
09620/ 0118
08674/ 0438
07561/ 0600
02285/ 0394

SALE DATE
09/13/1996
12/15/1993
10/03/1990
12/24/1954

q/u
U
U
U
U

v/i
I
I
I
I

SALE PRICE
1
104,200
1
0

V.C.
A
A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.
2016
2016
2016

Code
101
101
101

Assessed Value
84,000
78,200
400

Yr.
2015
2015
2015

Code
101
101
101

Assessed Value
100,500
78,200
200

Yr.
2014
2014
2014

Code
B
L
O

Assessed Value
98,900
80,700
200

Total:

162,600

Total:

178,900

Total:

179,800

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MA

NOTES

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value

Total Appraised Parcel Value
Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

84,900
0
400
80,500
0

165,800
C
0

165,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

01/23/2015
11/14/2014
11/18/2003
08/09/1991
06/18/1980

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

317
317
274
181
500

3
1
3
12
3

MEAS+INSPCTD
LEFT NOTICE
MEAS+INSPCTD
MEAS DENIED
MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

10,456 SF

7.48

1.0300

5

1.0000

1.00

MA

1.00

1.00

7.70

80,500

Total Card Land Units:

0.24

AC

Parcel Total Land Area:

0.24

AC

Total Land Value:

80,500

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Style	05		CAPE			#Heat Sys	1					
Model	01		RESIDENTIAL			Central Vac	0		NO			
Grade	C		AVERAGE			FBM Sqft	420					
Stories	1.50		1 1/2 Stories			Int vs Ext	S					
Foundation	1					MIXED USE						
Exterior Wall 1	3		ALUMINUM			Code	Description			Percentage		
Exterior Wall 2						101	ONE FAM			100		
Roof Structure	1		GABLE									
Roof Cover	1		ASPHALT SH									
Interior Wall 1	2		PLASTER									
Interior Wall 2	1		DRYWALL			COST/MARKET VALUATION						
Interior Floor 1	3		HARDWOOD			Adj. Base Rate:			99.43			
Interior Floor 2												
Heat Fuel	2		GAS			Replace Cost			139,199			
Heat Type	3		FORCED H/W			AYB			1953			
AC Type	01		NONE			EYB			1975			
Bedrooms	2					Dep Code			AV			
Full Baths	1					Remodel Rating						
Half Baths	0					Year Remodeled						
Extra Fixtures	1					Dep %			39			
Total Rooms	4					Functional Obslnc						
Bath Style	A		AVERAGE			External Obslnc						
Kitchen Style	A		AVERAGE			Cost Trend Factor			1			
Kitchens	1					Condition						
Extra Kitchens	0					% Complete						
Frame	1		WOOD			Overall % Cond			61			
Basement Floor	4					Apprais Val			84,900			
Bsmt Garage						Dep % Ovr			0			
Units	1					Dep Ovr Comment						
WS Flues						Misc Imp Ovr			0			
FBM Quality	1					Misc Imp Ovr Comment						
Fireplaces	1					Cost to Cure Ovr			0			
						Cost to Cure Ovr Comment						
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	100	7.48	2005	A		AV	60	400
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
BMT	BASEMENT			0		840				19.89		16,704
EFP	ENCL PORCH			0		108				29.46		3,182
FFL	1ST FLOOR			840		840				99.43		83,519
GAR	GARAGE			0		264				39.92		10,539
OFP	OPEN PORCH			0		16				12.43		199
UHS	UNFIN HALF STORY			0		840				29.83		25,056
Ttl. Gross Liv/Lease Area:				840		2,908		1,400				139,199

