

Property Location

70 JOHN ST

Map ID

24/ 15/ 43/ /

Bldg Name

State Use

101

Vision ID

1369

Account #

1404

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:11:49

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
TORRES MEGHAN A TORRES HECTOR F 70 JOHN STREET EAST LONGMEADOW MA 01028 GIS ID F_379825_2854505		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed		
										RESIDNTL.	101	92300	92,300		
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	85600	85,600		
										RESIDNTL.	101	68700	68,700		
		SUPPLEMENTAL DATA								Total				246,600	246,600
		Alt Prcl ID		Received											
		SP Permit		FDC:FDC		NIA									
		Chapter Land				Field 8									
		OC Dates		5/21/2010		Field 9									
		In+Ex FY				Field 10									
		Mailed				Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
TORRES MEGHAN A CHIOUSANO NICHOLAS J, THE SECRETARY OF HOUSING&,URBAN D WELLS FARGO HOME,MORTGAGE INC WORTHY KEITH XAND,		18394	0541	07-30-2010	U	I	230,000	1A					Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		11525	0209	02-28-2001	U	I	112,500	1S	2019	101	89,800	2018	101	83,100	2017	101	83,500				
		11341	0543	09-20-2000	U	I	10	1B		101	83,100		101	83,100		101	81,200				
		11236	0019	06-20-2000	U	I	110,091	1L		101	68,700		101	68,700		101	68,700				
		09119	0481	05-01-1995	U	I	103,500						Total		241600	Total		234900	Total		233400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 92,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 68,700 Appraised Land Value (Bldg) 85,600 Special Land Value 0 Total Appraised Parcel Value 246,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 246,600											
Year	Code	Description	Amount	Code	Description	YEAR	Amount												
Total			0.00																

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MA	

NOTES											

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					
298	11-20-2009	4	ADDITION	40,000				O C 5/21/2010 GA	05-11-2018			333	2	MEASURED					
202	06-01-1988	MN	Manual Note	11,000				FGR	12-03-2010			317	15	PERMIT VISIT					
									01-14-2010			316	15	PERMIT VISIT					
									03-26-2004			250	22	MAILER SENT					
									11-20-2003			274	2	MEASURED					
									12-12-1988			105	15	PERMIT VISIT					
									07-19-1980			500	3	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				11,987 SF	7.14	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.14	85,600		
Total Card Land Units							0.275	AC	Parcel Total Land Area: 0.2752							Total Land Value							85,600

Property Location 70 JOHN ST
 Vision ID 1369

Account # 1404

Map ID 24/ 15/ 43/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 12:11:50

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	106.69	
Interior Floor 2			RCN	161,936	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	92,300	
FBM Sqft	648		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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	960	28.18	1988	60	0.00	AV	A	1.00	16,200
FINK	FINSHDwKIT			L	960	62.00	2010	70	0.00	GD	G	1.25	52,100
02	SHED/FR			L	96	7.48	2013	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		24.96	21,567	
FFL	1ST FLOOR	1,088	1,088		124.66	135,632	
OFF	OPEN PORCH	0	32		11.69	374	
WDK	WOOD DECK	0	252		17.31	4,363	
Ttl Gross Liv / Lease Area		1,088	2,236	1,299		161,936	

