

Property Location 34 JOHN ST
Vision ID 1606

Account # 1641

Map ID 25/ 35/ 42A/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 12:49:28

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MILANCZUK JONATHAN 34 JOHN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	174900	174,900												
						RES LAND	101	84800	84,800												
						RESIDNTL.	101	500	500												
		DRAINAGE		VIEW	COMMUNITY																
		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_380062_2853819						Total				260,200	260,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MILANCZUK JONATHAN FITZGERALD LAWRENCE R, STEELE,MICHELLE M TAVELLA,JOSEPH S. TAVELLA JOSEPH S,		18592	0280	12-15-2010	U	I	269,900	1A 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		14436	0327	08-20-2004	U	I	215,000		2019	101	170,200	2018	101	157,500	2017	101	151,300				
		12210	0522	03-12-2002	U	I	179,000			101	82,400		101	82,400		101	80,600				
		10262	0045	04-29-1998	U	I	1			101	1,900		101	1,900		101	1,900				
		09140	0517	05-16-1995	U	I	135,900														
		Total						254500		Total		241800		Total		233800					
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) 174,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 260,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 260,200												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
SUB DIV 749																					
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							
201200483	02-10-2012	91	INSULATION	1,114				NVC DRYWALL,TRIM,PN DWELLING	07-19-2019			334	3	MEAS+INSPCTD							
400	12-10-2010	12	REROOF	8,790					06-06-2019			400	16	FIELDREV CHG							
96	04-22-2002	42	REPAIRS	10,000					06-01-2012			317	15	PERMIT VISIT							
180	06-01-1994	MN	Manual Note	65,000					01-21-2011			317	3	MEAS+INSPCTD							
									01-14-2011			317	15	PERMIT VISIT							
									05-19-2004			319	14	INSPECTED							
									03-26-2004			250	22	MAILER SENT							
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				10,294 SF	8.24	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.24	84,800
Total Card Land Units							0.236	AC	Parcel Total Land Area: 0.2363				Total Land Value							84,800	

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
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	
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	2	SOFTWOOD	Adj Base Rate	94.50	
Interior Floor 2	4	CARPET	RCN	196,563	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	3		Depreciation Code	GV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	11	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	89	
Extra Kitchen St			RCNLD	174,900	
FBM Sqft	480		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	120	7.48	2002	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	800		22.16	17,728	
FFL	1ST FLOOR	800	800		110.80	88,642	
OFP	OPEN PORCH	0	144		10.77	1,551	
SFL	2ND FLOOR	800	800		110.80	88,642	
Ttl Gross Liv / Lease Area		1,600	2,544	1,774		196,563	

