

Property Location 25 JOHN ST
Vision ID 1643

Account # 1678

Map ID 25/ 40/ 47/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 12:57:35

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NIGHTING PAUL K NIGHTING JOANNE M 25 JOHN ST EAST LONGMEADOW MA 01028 GIS ID F_380267_2853681		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	93800	93,800												
						RES LAND	101	84900	84,900												
						RESIDNTL.	101	400	400												
SUPPLEMENTAL DATA						Total				179,100	179,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
NIGHTING PAUL K NIGHTING PAUL K + LACLAIR GEORGIA H + ERICSON IRENE L		09620 0118	09-13-1996	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed								
		08674 0438	12-15-1993	U	I	104,200		2019	101	91,300	2018	101	84,500								
		07561 0600	10-03-1990	U	I	1	1A		101	82,500		101	80,500								
		02285 0394	12-24-1954	U	I	0			101	400		101	400								
		Total						174200		Total		167400									
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		0.00																	
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)											
0001						101		MA		Appraised Xf (B) Value (Bldg)											
										Appraised Ob (B) Value (Bldg)											
										Appraised Land Value (Bldg)											
										Special Land Value											
										Total Appraised Parcel Value											
										Valuation Method											
										Adjustment											
										Net Total Appraised Parcel Value											
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							
									01-23-2015			317	3	MEAS+INSPCTD							
									11-14-2014			317	1	LEFT NOTICE							
									11-18-2003			274	3	MEAS+INSPCTD							
									08-09-1991			181	12	MEAS DENIED							
									06-18-1980			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				10,456 SF	8.12	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.12	84,900
Total Card Land Units							0.240	AC	Parcel Total Land Area:				0.2400	Total Land Value							84,900

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	4	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 Stories	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	100.30	
Interior Floor 2			RCN	164,595	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1953	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	4		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	93,800	
FBM Sqft	420		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		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	100	7.48	2005	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	840		23.51	19,751
EPF	ENCL PORCH	0	108		34.83	3,762
FFL	1ST FLOOR	840	840		117.57	98,757
GAR	GARAGE	0	264		47.21	12,462
OPF	OPEN PORCH	0	16		14.70	235
UHS	UNFIN HALF STORY	0	840		35.27	29,627
Ttl Gross Liv / Lease Area		840	2,908	1,400		164,595

