

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

11-03-2020 11:56:14

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	97300	97,300												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	85600	85,600												
										RESIDNTL.	101	68700	68,700												
		SUPPLEMENTAL DATA								Total				251,600		251,600									
		Alt Prcl ID		SP Permit		FDC:FDC		Received																	
		Chapter Land		OC Dates		5/21/2010		NIA																	
		In+Ex FY						Field 8																	
		Mailed						Field 9																	
								Field 10																	
								Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
TORRES MEGHAN A CHIUSSANO 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		2020	101	92,300	2019	101	89,800	2018	101	83,100	
		11341		0543		09-20-2000		U		I		10		1B											
		11236		0019		06-20-2000		U		I		110,091		1L											
		09119		0481		05-01-1995		U		I		103,500													
		Total														246600		Total		241600		Total		234900	
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)								97,300							
0001						101		MA		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								251,600							
										Valuation Method								C							
										Adjustment															
										Net Total Appraised Parcel Value								251,600							
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

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State Use 101
Print Date 11-03-2020 11:56:15

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	113.50	
Interior Floor 2			RCN	170,783	
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	97,300	
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		26.32	22,745	
FFL	1ST FLOOR	1,088	1,088		131.47	143,042	
OFF	OPEN PORCH	0	32		12.33	394	
WDK	WOOD DECK	0	252		18.26	4,602	
Ttl Gross Liv / Lease Area		1,088	2,236	1,299		170,783	

