

Property Location 18 JOHN ST

Vision ID 1591

Account # 1626

Map ID 25/ 25/ 0/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11-03-2020 12:28:20

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CARDANO RUSSELL F CARDANO MELISSA A 18 JOHN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	156900	156,900												
						RES LAND	101	68400	68,400												
						RESIDNTL.	101	1100	1,100												
		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_380079_2853456						Total				226,400	226,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CARDANO RUSSELL F MATUSZCZAK RICHARD J + AN HOBCO INC MCINNIS		09878	0509	05-30-1997	U	I	122,000	2020	101	148,600	2019	101	144,400	2018	101	135,100					
		07194	0528	06-15-1989	U	I	125,000		101	68,400	101	66,300	101	66,300							
		06599	0094	08-21-1987	U	I	1		101	1,100	101	1,100	101	1,100							
		05343	0058	11-19-1982	U	I	0														
		Total						218100		Total		211800		Total		202500					
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																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
SUB DIV# 562																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201502013	06-24-2015	62	SOLAR	41,600	04-29-2016	100	04-29-2016		12-15-2016			317	14	INSPECTED							
120	06-17-1999	11	POOL	3,000					12-09-2016			317	2	MEASURED							
222	09-24-1998	1	PORCH	1,100					04-29-2016			317	15	PERMIT VISIT							
168	06-01-1988	2	DWELLING	70,000					05-14-2004			319	14	INSPECTED							
									03-26-2004			250	22	MAILER SENT							
									11-08-2003			274	2	MEASURED							
									11-04-1999			247	15	PERMIT VISIT							
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				11,671 SF	7.32	1.000	5	LAND	0.80	MA	1.00	SHP2		0		1.000	5.86	68,400
Total Card Land Units							0.268	AC	Parcel Total Land Area: 0.2679							Total Land Value					68,400

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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	4	CARPET	Adj Base Rate	99.96	
Interior Floor 2			RCN	203,776	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1988	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	23	
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	77	
Extra Kitchen St			RCNLD	156,900	
FBM Sqft	332		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
07	POOL A-C	OB	Outbuildi	L	18	69.00	1999	70	0.00	GD	G	1.25	1,100
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1995	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	664		22.65	15,040	
FFL	1ST FLOOR	664	664		113.08	75,087	
GAR	GARAGE	0	228		45.13	10,291	
OFP	OPEN PORCH	0	100		11.31	1,131	
PAT	PATIO	0	120		5.65	678	
SFL	2ND FLOOR	832	832		113.08	94,085	
WDK	WOOD DECK	0	474		15.75	7,463	
Ttl Gross Liv / Lease Area		1,496	3,082	1,802		203,776	

