

Property Location

38 JOHN ST

Map ID

25/ 35B/ 43A/ /

Bldg Name

State Use

101

Vision ID

1608

Account #

1643

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:30:45

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
ADAMS BRUCE C 38 JOHN ST EAST LONGMEADOW MA 01028 GIS ID F_380046_2853889		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	161500	161,500				
						RES LAND	101	85000	85,000				
						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#							
						Total				247,600	247,600		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ADAMS BRUCE C ADAMS BRUCE C , COOK STEPHEN H RINKEWICH ELIZABETH		19825	0128	05-17-2013	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09607	0334	08-30-1996	U	I	142,000	1	2020	101	154,600	2019	101	150,200	2018	101	140,000
		08814	0214	04-28-1994	U	V	215,000	1		101	85,000		101	82,500		101	82,500
			0000		U		0			101	1,100		101	1,100			
		Total						Total		240700	Total		233800	Total		222500	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
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	
187	07-06-1995	2	DWELLING	70,000				DWELLING	05-11-2018			333	2	MEASURED	
									04-07-2004			319	14	INSPECTED	
									03-26-2004			AO	22	MAILER SENT	
									11-18-2003			274	2	MEASURED	
									12-20-1996			200	15	PERMIT VISIT	
									02-01-1996			107	14	INSPECTED	
									12-18-1995			107	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				10,452 SF	8.13	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.13	85,000			
Total Card Land Units							0.240	AC	Parcel Total Land Area:							0.2399	Total Land Value							85,000

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Account # 1643

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Bldg # 1

Bldg Name
Sec # 1 of 1

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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	103.09	
Interior Floor 2	3	HARDWOOD	RCN	189,954	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1995	
AC Type	01	NONE	Effective Year Built	2003	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	15	
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	85	
Extra Kitchen St			RCNLD	161,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	27	69.00	2010	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		23.03	17,686	
FFL	1ST FLOOR	768	768		114.85	88,201	
SFL	2ND FLOOR	708	708		114.85	81,310	
WDK	WOOD DECK	0	168		16.41	2,756	
Ttl Gross Liv / Lease Area		1,476	2,412	1,654		189,954	

